

## 1. Objectives and Policies of the relevant planning instruments

The relevant planning instruments, and the relevant sections of each, are:

- Queenstown Lakes Operative District Plan – Chapters 4, 12, 14, 15 and 22;
- Queenstown Lakes Proposed District Plan – Chapters 3, 4, 5, 25, 27, 29 and 36;
- Otago Regional Plan: Water – Chapter 7; and
- The Operative and Proposed Regional Policy Statements.

The relevant objectives and policies are addressed as follows.

### Operative District Plan

#### 1.1. Chapter 4 – District Wide Objectives and Policies

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<b>4.1 Natural Environment</b>		
<b>Objective 1 – Nature Conservation Values</b>	<p><b>The protection and enhancement of indigenous ecosystem functioning and sufficient viable habitats to maintain the communities and the diversity of indigenous flora and fauna within the District.</b></p> <p><b>Improved opportunity for linkages between the habitat communities.</b></p> <p><b>The preservation of the remaining natural character of the District’s lakes, rivers, wetlands and their margins.</b></p> <p><b>The protection of outstanding natural features and natural landscapes.</b></p> <p><b>The management of the land resources of the District in such a way as to maintain and, where possible, enhance the quality and quantity of water in the lakes, rivers and wetlands.</b></p> <p><b>The protection of the habitat of trout and salmon.</b></p>	<p>The specific Site is currently a construction yard where earthworks and silt retention ponds have been located to facilitate the ongoing development of Northlake.</p> <p>There are no indigenous ecosystems or communities within the Site aside from some small patches of kanuka and matagouri. A small portion of kanuka (70m<sup>2</sup>) will be removed to accommodate the proposed walkway / cycle link that will be developed as part of the proposal.</p> <p>The site is not within an Outstanding Natural Landscape or Feature.</p>
Policy 1.4	To encourage the protection of sites having indigenous plants or animals or geological or geomorphological features of significant value.	<p>Small patches of Kanuka and matagouri exist on the Site. A small portion of kanuka (70m<sup>2</sup>) will be removed to accommodate the proposed walkway / cycle link that will be developed as part of the proposal. The remaining patches will be maintained on site and further enhanced by additional native vegetation planting.</p> <p>The proposal achieves this policy.</p>
Policy 1.5	To avoid the establishment of, or ensure the appropriate location, design and	The proposed Landscape Plan has been designed by Patch Landscape

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	management of, introduced vegetation with the potential to spread and naturalise; and to encourage the removal or management of existing vegetation with this potential and prevent its further spread.	(Attachment H). The proposal includes the introduction of a range of exotic and native species throughout the development. The species do not have the ability to spread naturally.  The proposal achieves this policy.
Policy 1.7	To avoid any adverse effects of activities on the natural character of the District's environment and on indigenous ecosystems; by ensuring that opportunities are taken to promote the protection of indigenous ecosystems, including at the time of resource consents.	The proposal does not give rise to adverse effects on the natural character of the environment or any indigenous ecosystems.  The proposal achieves this policy.
Policy 1.8	To avoid unnecessary duplication of resource consent procedures between the Council and the Otago Regional Council.	The proposal requires consent from Otago Regional Council for earthworks exceeding 2500m <sup>2</sup> . This consent has been applied for in this application.  The proposal achieves this policy.
Policy 1.17	To encourage the retention and planting of trees, and their appropriate maintenance.	The proposal requires the removal of approximately 70m <sup>2</sup> of kanuka, however significant native vegetation will be planted throughout the site, off-setting the effects of the removal.  The proposal achieves this policy.
<b>Objective 2 – Air Quality</b>	<b>Maintenance and improvement of air quality.</b>	Dust will be managed by measures outlined in the draft EMP (Attachment K) that will be in turn implemented through conditions of consent (Attachment U). These measures will assist in avoiding or mitigating dust generation and therefore avoid any potential adverse effects on air quality.  The proposal achieves this objective.
Policy 2.1	To ensure that land uses in both rural and urban areas are undertaken in a way which does not cause noxious, dangerous, offensive or objectionable emissions to air.	As discussed above, dust will be managed through the implementation of the draft EMP It will include measures to ensure no noxious, dangerous, offensive or objectionable emissions to air occur throughout the course of the proposed works.  The proposal achieves this policy.
<b>4.2 Landscape and Visual Amenity</b>		
<b>Objective 1</b>	<b>Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.</b>	The Site is within the Urban Growth Boundary (UGB) and is zoned for urban development. The effects of urban development on the landscape have already been addressed at the time of zoning.  The proposal does not cause any adverse effects on landscape and visual amenity values as concluded in the Landscape,

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		<p>Visual Effects &amp; Urban Design Assessment (<a href="#">Attachment I</a>).</p> <p>The proposal achieves this objective.</p>
<p>Policy 1 Future Development</p>	<p>(a) To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.</p> <p>(b) To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values.</p> <p>(c) To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.</p>	<p>The Site is within the UGB and is zoned for residential development; the land has already been determined to have greater potential to absorb change than other land in the wider area. Although the surrounding landscape and visual amenity values are – like all landscapes within the District – vulnerable to degradation, the proposed development will not cause adverse effects on these values given the urban zoning and the form of the development proposed.</p> <p>The proposal harmonises with the topography through the location and the design of earthworks. No ecological systems or natural conservation values are adversely affected, that aren't otherwise mitigated through the landscaping proposed.</p> <p>The proposal achieves this policy.</p>
<p>Policy 8 Avoiding Cumulative Degradation</p>	<p>In applying the policies above the Council's policy is:</p> <p>(a) to ensure that the density of subdivision and development does not increase to a point where the benefits of further planting and building are outweighed by the adverse effect on landscape values of over domestication of the landscape.</p> <p>(b) to encourage comprehensive and sympathetic development of rural areas.</p>	<p>The proposal will not result in adverse effects on landscape values, or cause over-domestication of the landscape, as development is provided for on the Site by the urban zoning.</p> <p>The proposal is consistent with this policy.</p>
<p>Policy 14 Soil Conservation Planting</p>	<p>To minimise any adverse effects on the visual amenity by:</p> <ul style="list-style-type: none"> <li>• encouraging the use of a limited range of species for soil conservation and planting.</li> <li>• encouraging the use of existing native species for soil conservation and planting.</li> </ul>	<p>The proposal does not adversely affect visual amenity as discussed in the Landscape, Visual Effects &amp; Urban Design Assessment (<a href="#">Attachment I</a>).</p> <p>The proposed landscaping consists of existing native species such as kanuka and also introduces native species such as beech, ribbonwood, kowhai and cabbage trees to the Site.</p> <p>The proposal achieves this policy.</p>
<p>Policy 15 Retention of Existing Vegetation</p>	<p>To maintain the visual coherence of the landscape and to protect the existing levels of natural character by:</p> <p>(a) Encouraging the retention of existing indigenous vegetation in gullies and along watercourses;</p> <p>(b) Encouraging maintenance of tussock grasslands and other nature</p>	<p>The Site is largely modified and has little remaining natural character. There are no gullies and watercourses within the site. The site is in an urban zone and not in an outstanding natural landscape.</p> <p>The proposal achieves this policy.</p>

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	ecosystems in outstanding natural landscapes.	
<b>4.4 Open Space and Recreation</b>		
<b>Objective 1</b> <b>Provision</b> <b>Reserves</b>	<b>Avoid, remedy or mitigate the adverse effects on public open spaces and recreational areas from residential growth and expansion, and from the development of visitor facilities.</b>	The proposed village will include its own communal open space areas for residents, and these are sufficient to accommodate the development. Although the residents of the retirement village may use other local recreational amenities the level of use will not be significant enough to adversely affect these amenities.  The proposal achieves this objective
Policy 1.1	To require provision of public open space and recreation reserves through subdivision and development by the imposition of development contributions via the Council's Long Term Community Plan Development Contributions Policy.  (i) additional neighbourhood parks, District sports fields and active recreation areas (including waterfront areas, walkways and cycle ways) needed as a result of additional household, visitor accommodation and business growth across the District,  (ii) additional open space needed for visual relief and plantings among the built environment and for the leisure requirements of people to the District's town centres and business areas.	Not relevant except to the extent that the proposal will provide its own open space areas including walkways and cycleways and areas for relaxation.  The proposal will be subject to the Council's standard Development Contributions as a result of the potential impact of the use by the retirement village's residents of Council-owned infrastructure, facilities and amenities.  The Landscape Plan ( <a href="#">Attachment H</a> ) includes the provision of open spaces and planting to frame the proposed buildings.  The proposal achieves this policy.
<b>Objective 2</b> <b>Environmental</b> <b>Effects</b>	<b>Recreational activities and facilities undertaken in a way which avoids, remedies or mitigates significant adverse effects on the environment or on the recreation opportunities available within the District.</b>	The proposal includes active and passive recreational facilities (both outdoors and within buildings) for the use of residents. The outdoor active areas have been designed in accordance with CPTED and are landscaped; they will not result in adverse effects on the environment or the recreation opportunities in the district.  The proposal achieves this objective.
Policy 2.5	To ensure the development and use of open space and recreational facilities does not detract from a safe and efficient system for the movement of people and goods or the amenity of adjoining roads.	The proposed open spaces within the development will not detract from the safe and efficient movement of people throughout the village and the wider Northlake roading network.  The proposal achieves this policy.
Policy 2.6	To maintain and enhance open space and recreational areas so as to avoid, remedy or mitigate any adverse effects on the visual amenity of the surrounding environment, including its natural, scenic and heritage values.	The proposed open spaces and recreational areas within the development, and their maintenance, will not cause adverse effects on the visual amenity of the surrounding environment.  The proposal achieves this policy.

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<b>Objective 3</b> <b>Effective Use</b>	<b>Effective use and functioning of open space and recreational areas in meeting the needs of the District's residents and visitors</b>	The proposal includes functional spaces for both active and passive recreation that will meet the needs of the village residents.  The proposal achieves this objective.
Policy 3.3	To encourage and support increased use of private open space and recreational facilities in order to help meet the recreational needs of the District's residents and visitors, subject to meeting policies relating to the environmental effects of recreational activities and facilities.	The development includes areas of private open space and private recreational facilities to meet the needs of the residents.  The proposal achieves this policy.
<b>4.5 Energy</b>		
<b>Objective 1</b> <b>Efficiency</b>	<b>The conservation and efficient use of energy and the use of renewable energy sources.</b>	The applicant is considering options for the proposal including clean air heating sources in lieu of solid burners. Heating systems will be installed to meet air quality standards.  The proposal includes open spaces and recreational areas for use by the retirement village residents and within easy walking distance of the residential units. This contributes to reducing energy use in travel to other parts of the Northlake Zone or Wanaka, for these activities.  The objective is achieved.
Policy 1.1	To promote compact urban forms, which reduce the length of and need for vehicle trips and increase the use of public or shared transport.	The development is compact within the Site, promotes walking and cycling by residents, and integrates with the associated facilities within the Site and the commercial activities within the Northlake Special Zone.  The development can integrate with planned and existing development of Northlake via the required walkway and cycleway link that is in the Northlake Structure Plan.  Shared paths connect the development with the wider Northlake development, reducing the reliance on private vehicles by promoting and facilitating active modes.  There are no public transport facilities in Wanaka but the proposal will contribute to achieving a critical mass of population to improve the viability of public transport.  The proposal achieves this policy.
Policy 1.2	To promote the compact location of community, commercial, service and industrial activities within urban areas,	The village areas of the development will contain the Clubhouse and Amenity building to contribute to the social and recreational needs of the residents and to

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	which reduce the length of and need for vehicle trips.	reduce as far as possible the need for residential and employees to travel to other locations to partake in these services and activities. The proposal achieves this policy.
Policy 1.3	To encourage residential sites to be large enough to enable buildings to be constructed to take the greatest advantage of solar energy for heating, both active and passive.	Policies 1.3 and 1.4 are addressed jointly as they address very similar themes. The residential units have been orientated to achieve maximum solar gain, as discussed in the Architectural Design Statement at <a href="#">Attachment G</a> .
Policy 1.4	To control the location of buildings and outdoor living areas to reduce impediments to access to sunlight.	The proposal achieves Policies 1.3 and 1.4.
Policy 1.6	To promote increased awareness of the need for energy conservation and efficient use of energy resources, particularly solar energy, active and passive.	Not relevant except to the extent that the design is well oriented for solar exposure and the buildings will be well-insulated. The proposal achieves Policies 1.6 and 1.7.
Policy 1.7	To encourage the use of energy efficient and non-air polluting heat sources in existing and new dwellings and workplaces (e.g. solar energy, effluent enclosed fireboxes).	
Policy 1.8	To promote “carbon sinks” by encouraging the retention of remaining areas of indigenous forest vegetation and minimising the restrictions on the plantings of exotic trees to those necessary to avoid any significant adverse visual effects on the environment.	There are no remaining areas of indigenous forest within the Site but part of an area of kanuka will need to be removed. However, the proposal includes significant native vegetation planting across the site, and the proposal achieves this policy to the extent that the plantings can contribute to the “carbon sink” role.
<b>4.8 Natural Hazards</b>		
<b>Objective 1</b>	<b>Avoid or mitigate loss of life, damage to assets or infrastructure, or disruption to the community of the District, from natural hazards.</b>	As discussed in the Geotechnical Report ( <a href="#">Attachment N</a> ) the proposed development is not located within any mapped instability features, liquefaction susceptibility areas or any other hazard features on the Council or GeoSolve databases. The proposal achieves this objective.
Policy 1.4	To ensure buildings and developments are constructed and located so as to avoid or mitigate the potential risk of damage to human life, property or other aspects of the environment.	As discussed above the Site does not present instability features, liquefaction susceptibility areas or any other hazard features. As such, no buildings are located on land that poses a risk of damage.
Policy 1.5	To ensure that within the consent process any proposed developments have an adequate assessment completed to identify any natural hazards and the	The proposal achieves Policies 1.4 and 1.5.

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	methods used to avoid or mitigate a hazard risk.	
Policy 1.6	To discourage subdivision in areas where there is a high probability that a natural hazard may destroy or damage human life, property or other aspects of the environment.	The Site does not present natural hazard risks.
Policy 1.7	To avoid or mitigate the likelihood of destruction or damage to residential units and other buildings constructed or relocated into flood risk areas.	The Site is not located within a flood risk area.
<b>4.9 Urban Growth</b>		
<b>Objective 1 Natural Environment and Landscape Values</b>	<b>Growth and development consistent with the maintenance of the quality of the natural environment and landscape values.</b>	The Site is within an area which is zoned for urban development and where it has already been determined that growth and development can be accommodated in a manner that is consistent with the maintenance of the quality of the natural environment and landscape values. The additional density and height proposed do not detract from the qualities of the natural environment and landscape values, as discussed in the Landscape, Visual Effects & Urban Design Assessment ( <a href="#">Attachment I</a> ).  The proposal achieves this objective.
Policy 1.1	To ensure new growth occurs in a form which protects the visual amenity, avoids urbanisation of land which is of outstanding landscape quality, ecologically significant, or which does not detract from the values of margins of rivers and lakes.	The Site is zoned for urban development and the Plan anticipates urban development in this location. The land is not of outstanding landscape quality or of ecological significance. The development has been designed to maintain visual amenity.  The proposal achieves this policy.
Policy 1.2	To ensure growth does not adversely affect the life supporting capacity of soils unless the need for this protection is clearly outweighed by the protection of other natural or physical resources or important amenity values.	The Site is zoned for urban residential development and therefore the proposal will not adversely affect the life supporting capacity of the soils.  The proposal achieves this policy.
<b>Objective 2 Existing Areas and Urban Communities</b>	<b>Urban growth which has regard for the built character and amenity values of the existing urban areas and enables people and communities to provide for their social, cultural and economic well being.</b>	The proposal has regard for and integrates with the existing built character and amenity values of Northlake. The development contributes to enabling the wider community to provide for the wellbeing of older residents.  The proposal achieves this objective.
Policy 2.1	To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and	The proposal has been designed to complement the character and amenities of Northlake. The village hub buildings feature simple gable forms and are clad in natural and earth-toned materials

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	amenity of the existing residential areas and small townships.	which capture the commercial and residential vernacular developing at Northlake.  The proposal achieves this policy.
Policy 2.3	To protect the living environments of existing low-density residential areas by limiting higher density development opportunities within these areas.	Activity Area C2 is zoned for low density residential development. The higher density retirement village living proposed within this part of AAC2 is physically separated from the balance low-density residential areas by topography (in the case of the adjacent AAE1), roading, and Activity Area D1 in which higher density development is anticipated.  Accordingly, although higher density development opportunities are limited in AAC2, the living environments in the existing low density areas of Northlake are protected from the higher density development proposed, and the policy is achieved.
<b>Objective 3 Residential Growth</b>	<b>Provision for residential growth sufficient to meet the District's needs.</b>	The Evaluation of Market Potential at <a href="#">Attachment Q</a> has identified that there is a demand for retirement living in the District that is not met by the current or planned supply. The proposed development will assist in meeting this demand.  The proposal achieves this objective.
Policy 3.1	To enable urban consolidation to occur where appropriate.	The proposal represents urban consolidation in that an undeveloped area zoned for lower density development is proposed to be comprehensively developed for a retirement village. This is appropriate, given the locational attributes of the Site and the careful attention to architectural design, open space and landscaping design, and pedestrian, cycle and vehicle layout. The proposal achieves this policy.
Policy 3.2	To encourage new urban development, particularly residential and commercial development, in a form, character and scale which provides for higher density living environments and is imaginative in terms of urban design and provides for an integration of different activities, e.g. residential, schools, shopping.	The policy is directed towards new zonings but is relevant to the extent that the proposal promotes a higher density living environment and integrates housing and social and recreational amenities for older people, within the wider structure of the Zone which already provides for a range of urban activities.  The proposal achieves the policy.
Policy 3.3	To provide for high density residential development in appropriate areas.	The proposal provides for higher density residential development that exceeds the density provided for by the Northlake Structure Plan. However, it is appropriate given:

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		<ul style="list-style-type: none"> <li>• although exceeding the density anticipated by the plan, the overall building footprint is less than that anticipated by the relevant permitted development standards;</li> <li>• the comprehensively designed built form, layout and proposed landscaping;</li> <li>• the proposed activity benefits from the high density type layout as it ensures that the retirement village is walkable for its residents and contains sufficient open space and communal areas.</li> <li>• It is appropriately located in relation to adjoining and nearby Activity Areas.</li> </ul> <p>The proposal achieves the policy.</p>
Policy 3.4	To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas.	<p>Activity Area C2 provides for lower density residential development. The subject site is in a part of this activity area that adjoins Activity Area D which anticipates a higher density of development (including retirement villages). This part of Activity Area C2 is otherwise generally separated from the other parts of Northlake, and the residential character of Northlake will continue to be maintained.</p> <p>To the extent that the policy is relevant, it is achieved by the proposal.</p>
<b>Objective 4 Business Activity and Growth</b>	<b>A pattern of land use which promotes a close relationship and good access between living, working and leisure environments.</b>	<p>The development provides facilities that service the retirement village units includes to ensure residents of the village have access to the services and amenities they require (Carepod, pool, gym, open space)</p> <p>The proposal achieves the objective.</p>
Policy 4.2	To promote and enhance a network of compact commercial centres which are easily accessible to, and meet the regular needs of, the surrounding residential environments.	Not relevant except to the extent that the development is accessible to the small commercial centre that is emerging at Northlake, and will support the continued growth and viability of that centre.
<b>Objective 9 Sustainable Management of Development</b>	<b>The scale and distribution of urban development is effectively managed.</b>	Residential activity within Activity Area C2 and retirement villages in Activity Area D1 are provided for within the Northlake Structure Plan. Although the proposal is at a higher density than permitted by the relevant district plan provisions in the C2 part of the site, the overall scale, in this location within the Zone, is not inappropriate, based on the layout and design of the buildings, coupled with the extensive landscape and amenity enhancement proposed.

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		The proposal achieves the objective.
Policy 9.1	To enable urban development to be maintained in a way and at a rate that meets the identified needs of the community at the same time as maintaining the life supporting capacity of air, water, soil and ecosystems and avoiding, remedying or mitigating any adverse effects on the environment.	The proposal is supported by the Evaluation of Market Potential ( <b>Attachment Q</b> ), which concludes that there is a demand for retirement living that is not met by the current or planned supply. The proposal will therefore assist in meeting the needs of the community for retirement housing and associated services. Any potential adverse effects on the environment are avoided or are adequately mitigated and are no more than minor.  The proposal achieves this policy.
Policy 9.2	To provide for the majority of urban development to be concentrated at the two urban centres of Queenstown and Wanaka.	The proposal is within the urban area of Wanaka.  The proposal achieves this policy.
Policy 9.3	To enable the use of Urban Growth Boundaries to establish distinct and defensible urban edges in order to maintain a long-term distinct division between urban and rural areas.	The site is located within the UGB.  The proposal is consistent with these policies.
Policy 9.4	To include land within an Urban Growth Boundary where appropriate to provide for and contain existing and future urban development, recognising that an Urban Growth Boundary has a different function from a zone boundary.	
<b>4.10 Affordable and Community Housing</b>		
<b>Objective 1</b>	<b>Access to Community Housing or the provision of a range of Residential Activity that contributes to housing affordability in the District</b>	The proposal provides a retirement housing supply to meet the needs of the District's older residents. Within the village, a range of housing types (1, 2 and 3 bedrooms) and design ensures variety in prices, and the increased supply contributes to overall affordability.  The proposal achieves this objective.
Policy 1.1	To provide opportunities for low and moderate income Households to live in the District in a range of accommodation appropriate for their needs.	The retirement housing supply will assist in meeting the needs of the District's older residents and the range of incomes.  The proposal achieves this policy.
Policy 1.2	To have regard to the extent to which density, height, or building coverage contributes to Residential Activity affordability.	Increased residential density within Activity Area C2 is likely to contribute to residential affordability.  The proposal achieves this policy.
Policy 1.3	To enable the delivery of Community Housing through voluntary Retention Mechanisms.	No voluntary Retention Mechanisms are proposed.

## 1.2. Chapter 12 – Northlake Special Zone Objectives and Policies

Part 12 Provision	Detail of Provision	Assessment
<p><b>Objective 1 – Residential Development</b></p>	<p><b>A range of medium to low density and larger lot residential development in close proximity to the wider Wanaka amenities.</b></p>	<p>The proposal is for retirement living development at a rate 37 units per hectare in Activity Area C2 and 24 units per hectare in Activity Area D1. This sort of density is generally regarded (in New Zealand) as medium density, however in the Northlake Special Zone the density is higher than what the rules provide for; Activity Area C2 anticipates 4.5 units per hectare +/- 15% (under Rule 12.34.4.2.iii) and Activity Area D1 anticipates 15 units per hectare (also under Rule 12.34.4.2.iii). Hence, while the proposal exceeds the densities required by the rules, it achieves the objective because it provides for medium density residential development.</p> <p>It should be noted that in the QLDC's PDP, the development anticipated in the Medium Density Residential Zone is a mix of terraced houses, semi-detached and detached town houses on sites of 250m<sup>2</sup> (which yields a density of 35 – 40 units per hectare). The proposal achieves a similar density.</p> <p>The objective is achieved.</p>
<p>Policy 1.1</p>	<p>To establish a mix of residential densities that will provide a residential environment appealing to a range of people.</p>	<p>The density of units adds to the variety of densities within the Zone, and the focus of the development for retired people contributes to the range of people the Zone can provide for.</p> <p>The proposal achieves this policy.</p>
<p>Policy 1.2</p>	<p>To enable medium density living within the less sensitive parts of the zone in order to give Northlake a sense of place and to support a neighbourhood commercial and retail precinct.</p>	<p>The proposal will enable medium density living within a less sensitive part of the zone.</p> <p>The proposal is located such that it is within easy walk / cycle / mobility scooter distance and can contribute to supporting the neighbourhood commercial and retail precinct. The design of the proposal will not detract from, but will assist in defining, Northlake's sense of place as discussed in the Landscape, Visual Effects &amp; Urban Design Assessment (<a href="#">Attachment I</a>).</p> <p>The proposal is therefore not contrary to the policy.</p>
<p>Policy 1.5</p>	<p>To enable and encourage larger residential lot sizes within Activity Areas C1 – C3.</p>	<p>The site within Activity Area C2 is to be held in one title comprising a site area of 3.05ha, but the development is for multiple units (72) within this single lot, which is contrary to the policy's intent for larger lot sizes.</p>

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Policy 1.6	To enable and encourage medium density residential activities within Activity Area D1.	The proposal includes 28 residential units within Activity Area D1. This density generally accords with what is otherwise anticipated in a “medium density” residential environment.
Policy 1.7	To provide for small scale neighbourhood retail activities including one small supermarket to serve the needs of the local community within Activity Area D1 and to avoid visitor accommodation, commercial, retail and community activities and retirement villages within Activity Areas other than within Activity Area D1.	<p>In providing for a retirement village and associated activities within Activity Area C2, the proposal is inconsistent with that part of the policy that seeks to avoid retirement villages within Activity Areas other than within Activity Area D1.</p> <p>However it is consistent with the policy to the extent that it provides for retirement village units within Activity Area D1.</p> <p>There is no other particular justification in the Zone provisions, or in the Zone purpose statement, as to why the Zone does not anticipate retirement villages – a predominantly residential activity – in the parts of the Zone that otherwise anticipate residential activities.</p> <p>The key attribute of retirement villages is the greater density of residential living they provide. This density is necessary for the close co-location of the residents and proximity to communal facilities and amenities, including for residents’ health and social wellbeing. In the case of this proposed retirement village, the location, design and its integration with the Zone and wider surrounds, are appropriate, notwithstanding that the policy discourages retirement villages in this part of the Zone.</p>
Policy 1.8	To provide for community activities, including educational facilities, to serve the needs of the Northlake community and to be available for use by the wider Wanaka community.	The proposal does not specifically include community activities as defined <sup>1</sup> . However it will provide for the health, welfare, care and wellbeing of the retirement village residents.
Policy 1.9	To enable affordable housing by providing for cost effective development and by requiring a range of lot sizes and housing typologies, including 20 affordable lots (as defined in Rule 15.2.20.1).	The proposal constitutes cost effective development, and will provide a range of housing typologies, thereby enabling more affordable housing.
<b>Objective 2 – Urban Design</b>	<b>Development demonstrates best practice in urban design and results in a range of high quality residential environments.</b>	As discussed in the Landscape, Visual Effects & Urban Design Assessment ( <a href="#">Attachment I</a> ) and the Architectural Design Statement ( <a href="#">Attachment G</a> ) the proposal is a well-designed development that will contribute positively to Northlake and the wider Wanaka urban fabric. The

<sup>1</sup> Means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual well being. Excludes recreational activities. A community activity includes schools, hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, police stations, fire stations, courthouses, probation and detention centres, government and local government offices.

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		<p>retirement village will provide a high quality residential environment for the future residents. In particular, as addressed in <a href="#">Attachment I</a>, the proposal achieves the seven “Cs” in urban design best practice: Context, Character, Choice, Connections, Creativity, Custodianship and Collaboration.</p> <p>The proposal achieves this policy.</p>
Policy 2.1	<p>To use a Structure Plan to establish:</p> <ul style="list-style-type: none"> <li>• The location of Activity Areas</li> <li>• The primary roading network</li> <li>• Required walking and cycle connections</li> <li>• Areas where buildings are prevented from occurring due to landscape sensitivity</li> <li>• Areas where existing vegetation forms an important landscape or ecological feature and should be protected</li> </ul>	<p>This policy is a plan drafting policy rather than an implementation policy, nevertheless the proposal is consistent with the policy to the extent that the retirement village – a residential activity – is located within a part of the Structure Plan that anticipates residential activities, and that the required walkways and cycle connections are provided for. The landscape sensitive areas and important vegetation areas are not adversely affected as the development avoids these.</p> <p>To the extent that the policy is relevant, the proposal is consistent with it.</p>
Policy 2.2	<p>To require development to be consistent with the Northlake Structure Plan.</p>	<p>The proposal provides for a higher density of residential activity within Activity Area C2 than is otherwise anticipated by the rules, but nevertheless is located within an area of the Structure Plan that anticipates residential development.</p> <p>The proposal provides for a pedestrian and cycle trail near the terraced landform to the south of the proposed development within Activity Area C2. The trail meanders through Activity Areas C2 and E1 as illustrated in the Architectural and Landscape Plans (<a href="#">Attachment F and H</a>); in the location required by the Northlake Structure Plan.</p> <p>To the extent discussed above, the proposal is consistent with the policy.</p>
Policy 2.3	<p>To require the use of Outline Development Plans in resource consent applications for Activity Areas B1 to B5, C1 to C4 and D1 in order to:</p> <ul style="list-style-type: none"> <li>• implement the objectives and policies of the Zone and the relevant Activity Area and the Northlake Structure Plan;</li> <li>• determine the general location of anticipated future activities and built form within the Activity Area;</li> <li>• achieve any required density range within the relevant Activity Area;</li> </ul>	<p>An Outline Development Plan (<b>ODP</b>) has been prepared for the relevant parts of Activity Areas E1, C2 and D1. The ODP (at <a href="#">Attachment E</a>) identifies the parts of these Activity Areas that are to be developed for the purpose of a retirement village, includes the general location of the anticipated future activities and built form within the Activity Area, the density of the retirement village, and how the village will be appropriately integrated with the wider Northlake Zone. The proposed ODP shows the integration with the nearby parts of Northlake.</p>

Part 12 Provision	Detail of Provision	Assessment
	<ul style="list-style-type: none"> <li>• achieve appropriate integration of anticipated future activities.</li> </ul>	<p>The ODP implements the objectives and policies of the Zone in the manner required by Policy 2.3, as addressed in this assessment.</p>
Policy 2.4	<p>To achieve a high level of integration through residential lot layout, street design, recreational areas (including walkways/cycleways, parks and open spaces) and landscaping through the resource consent process using Outline Development Plans.</p>	<p>The proposal has been comprehensively designed through careful site layout, appropriate roading location and connections, pedestrian networks, open spaces and landscaping to appropriately integrate the retirement village into the developing Northlake neighbourhood. The proposed design allows the development to connect with the existing and consented residential and commercial areas of Northlake.</p> <p>The proposal achieves this policy.</p>
Policy 2.5	<p>To ensure that development recognises and relates to the wider Wanaka character and is a logical extension of the urban form of Wanaka.</p>	<p>As discussed in the Landscape, Visual Effects &amp; Urban Design Assessment (<a href="#">Attachment I</a>) and Architectural Design Statement (<a href="#">Attachment G</a>) the proposal has been designed in response to the local developing vernacular within Northlake and the surrounding Wanaka area.</p> <p>The Northlake Special Zone was considered a logical extension to the urban form of Wanaka at the time the zone was approved.</p> <p>The proposal achieves this policy.</p>
Policy 2.6	<p>To enable visitor accommodation, commercial, community activities, retirement villages and limited small scale retail activities including one small supermarket within Activity Area D1 to service some daily needs of the local community, while maintaining compatibility with residential amenity and avoiding retail development of a scale that would undermine the Wanaka Town Centre and the commercial core of the Three Parks Special Zone</p>	<p>The proposal provides for a retirement village partly within Activity Area D1. The proposed development has been designed to maintain the existing and developing amenity of Northlake as discussed in the Landscape, Visual Effects &amp; Urban Design and Assessment (<a href="#">Attachment I</a>).</p> <p>The proposal achieves this policy.</p>
<b>Objective 3 – Connectivity</b>	<b>Development that is well-connected internally and to networks outside the zone.</b>	<p>The proposal is well-connected within the Zone via the Northlake roading network, the pedestrian and cycleway link and to networks outside the Zone via Outlet and Aubrey Roads.</p> <p>The proposal achieves this objective.</p>
Policy 3.1	<p>To ensure that roading is integrated with existing development and the existing road network.</p>	<p>The proposal is integrated within the existing development via internal roading connections including Lindis Road, Malvern Road, Cottlesbrook Street and Cairnmuir Street.</p> <p>The proposal achieves this policy.</p>

Part 12 Provision	Detail of Provision	Assessment
Policy 3.2	To promote a logical and legible road layout, minimising cul-de-sacs where practical.	<p>The proposed roading is largely internal to the development and will remain in private ownership. The development includes a logical and legible road layout in the form of the spine road which runs along the southwestern boundary of the site within Activity Area E1. There is a cul-de-sac (by necessity) at the end of this road but the link to Outlet Road provides adequate circulation and access as illustrated in the Circulation Plan (<a href="#">Attachment S</a>).</p> <p>The proposal achieves this policy.</p>
Policy 3.3	To require public cycling and walking trails through the zone that link to existing and potential trails outside the zone.	<p>The proposal provides for a public pedestrian and cycle trail near the terraced landform to the south of the proposed development. The trail meanders through Activity Areas C2 and E1 as required by the Northlake Structure Plan. The trail will provide for public access and connectivity to the existing network.</p> <p>The proposal achieves this policy.</p>
Policy 3.4	To enable public transport to efficiently service the area, now and in the future	<p>The proposal does not provide for public transport to service the retirement village specifically, however it is expected that any public transport system will likely operate within the public roading network.</p> <p>To the extent relevant, the proposal achieves this policy.</p>
Policy 3.6	To provide safe, attractive, and practical routes for walking and cycling, which are well linked to existing or possible future passenger transport and local facilities and amenities within the zone.	<p>The proposal provides for landscaped footpaths and the pedestrian/cycle trail throughout the development. These are safe, attractive and practical routes that link the proposal with the Northlake development.</p> <p>The proposal achieves this policy.</p>
<b>Objective 4 – Landscape and Ecology</b>	<b>Development that takes into account the landscape, visual amenity, and conservation values of the zone.</b>	<p>The development takes into account the landscape and visual amenity values of the zone and has responded through building design/materials and landscaping proposed. The Site does not have any conservation values.</p> <p>The proposal achieves this objective.</p>
Policy 4.1	To identify areas where buildings are inappropriate, including ridgelines, hilltops and other visually prominent landforms, and to avoid buildings within those areas.	Not relevant. The areas that may be inappropriate for buildings were identified through the Structure Plan as Building Restriction Areas. The development does not include or impede on these areas.
Policy 4.2	To maintain and enhance the nature conservation values of remnants of indigenous habitat, and to enhance the natural character of the northeast margin of the zone.	The Site does not include any of the protected remnants of indigenous habitat or adversely affect the natural character of the northeast margin of the zone.

Part 12 Provision	Detail of Provision	Assessment
Policy 4.3	To ensure that roads are designed and located to minimise the need for excessive cut and fill and to respect natural topographical contours.	The proposed roading is located on flat parts of the site that do not require a significant amount of cut or fill. The proposal achieves this policy.
Policy 4.4	To ensure that trees within the Tree Protection Areas are retained, and that any individual trees that are removed or felled within TPA3 or TPA4 are progressively replaced with non-wilding species so as to ensure development is reasonably difficult to see from the Deans Bank trail (northern side of the Clutha River), to retain a predominantly treed foreground when viewed from the Deans Bank trail, and to retain a predominantly treed background when viewed from Outlet Road.	The proposal does not remove any trees within the Tree Protection Areas.
<b>Objective 5 – Recreation</b>	<b>The establishment of areas for passive and active recreation.</b>	The retirement village provides a range of open spaces throughout the development which will allow for passive and active recreation for residents. The proposal achieves this policy.
Policy 5.1	To identify areas for passive and active recreation, and to encourage connections between recreational areas	As discussed above, the proposal provides for a range of open spaces and outdoor living areas that will allow for passive and active recreation. A series of footpaths and shared paths provide connection between the retirement village facility buildings, open spaces and the residential units and the wider Northlake Development. The proposal achieves this policy.
Policy 5.2	To ensure that community recreation areas are located on flatter areas within the zone.	Not relevant – community recreation is provided elsewhere within the Northlake development.
Policy 5.3	To encourage the provision of public access to the Clutha River.	The provision of the pedestrian/cycle trail as required by the Structure Plan will encourage public access to the Clutha River by providing a connection from the eastern part of the zone to Outlet Road. The proposal achieves this policy.
<b>Objective 6 – Infrastructure</b>	<b>Provision of servicing infrastructure to cater for demands of development within the zone in an environmentally sustainable manner and to enhance wider utility network systems where appropriate.</b>	The proposed servicing infrastructure has been designed to cater for the demands of the retirement village as detailed in the Infrastructure Report ( <a href="#">Attachment M</a> ). The proposal achieves this objective.
Policy 6.1	To provide safe and efficient road access to the zone from Aubrey and Outlet Road.	The proposed new access onto Outlet Road achieves the required sight distances and will be formed to Council's standards. The proposal achieves this policy.

Part 12 Provision	Detail of Provision	Assessment
Policy 6.2	To provide for transport network upgrades when required.	The proposal includes an upgrade to the section of Outlet Road that extends to the entrance of the retirement village. The proposal achieves this policy.
Policy 6.3	To design local streets to ensure safe, low speed traffic environments.	The proposed roading has been designed for a low speed environment given the nature of the proposal. The proposal achieves this policy.
Policy 6.4	To utilise low impact design solutions that minimise adverse environmental effects resulting from storm water runoff.	Stormwater from the retirement village is proposed to be collected and conveyed to a stormwater infiltration pond north of Outlet Road for disposal to ground. The method of utilising the infiltration pond as a means of stormwater disposal to ground replicates the pre-development method and therefore will ensure adverse environmental effects are minimised. The proposal achieves this policy.

### 1.3. Chapter 14 – Transport Objectives and Policies

Part 14 Provision	Detail of Provision	Assessment
<b>Objective 1 – Efficiency</b>	<b>Efficient use of the District’s existing and future transportation resource and of fossil fuel usage associated with transportation.</b>	The part of the Site within Activity Area C2 is accessed from Outlet and Lindis Roads The part of the Site within Activity Area D1 is accessed from Lindis and Malvern Roads and Cairnmuir Street. These networks have either been constructed or are currently under construction. The proposal achieves this objective.
Policy 1.1	To encourage efficiency in the use of motor vehicles.	The development will necessarily generate vehicle movements however these are generally likely to be lower than trip generation rates expected for residential development. Well-connected footpaths and shared paths will encourage active modes throughout the site (and beyond, to the broader Northlake development) and reduce dependency on motor vehicles. The proposal achieves this policy.
Policy 1.2	To promote the efficient use of all roads by adopting and applying a road hierarchy with associated access standards based on intended function.	Vehicle movements external from the site from the development will be dispersed throughout the Northlake road network. On the basis that vehicle movements will be interspersed through the day, the network will not be burdened at peak hour. The proposal achieves this policy.
Policy 1.3	To promote the efficient use of roads by ensuring that the nature of activities	As discussed above, the new access onto Outlet Road is appropriate in location and

Part 14 Provision	Detail of Provision	Assessment
Policy 1.4	<p>alongside roads are compatible with road capacity and function.</p> <p>To protect the safety and efficiency of traffic on State Highways and arterial roads, particularly State Highway 6A, by restricting opportunities for additional access points off these roads and by ensuring access to high traffic generating activities is adequately designed and located.</p>	<p>design. The level of traffic anticipated with the proposal is compatible with the proposed roading and access.</p> <p>The proposal achieves Policies 1.3 and 1.4.</p>
Policy 1.5	<p>To promote the efficient use of fuel for transport purposes, by providing for a District wide policy of consolidated urban areas, townships, retail centres and residential environments.</p>	<p>The proposal is within an urban area and is consistent with the policy providing for consolidated urban areas.</p> <p>The proposal achieves this policy.</p>
Policy 1.6	<p>To promote and provide for the consolidation of new areas of residential development and for higher density development within identified areas.</p>	<p>The proposal promotes and provides for the consolidation of an area of residential development to the extent that, although zoned, the land has not been developed and is “greenfields”.</p> <p>The proposal is consistent with the policy.</p>
Policy 1.8	<p>To consider options for encouraging and developing greater use of public transportation facilities and in particular to continue to investigate the options for alternative transport means.</p>	<p>There are presently no scheduled public transport services in Wanaka, however Outlet Road and Northlake Drive will be able to accommodate future bus services as necessary.</p>
Policy 1.9	<p>To require off-road parking and loading for most activities to limit congestion and loss of safety and efficiency of adjacent roads and to promote the maintenance and efficiency of those roads.</p>	<p>Within the Site, off street parking for the residential units and communal parking spaces for the village hub buildings have been provided. There is no reliance on the public network to accommodate parking from the proposal.</p> <p>The proposal achieves this policy.</p>
Policy 1.10	<p>To require access to property to be of a size, location and type to ensure safety and efficiency of road functioning.</p>	<p>The proposed new access ways comply with the relevant district plan provisions with the exception of the vehicle crossing to Units 93 – 100 and at the Road B vehicle crossing onto Lindis Road (which fall short of the required separation distance from intersections). Regardless, the proposed accesses do not give rise to adverse effects on the safety and efficient of the road functioning.</p> <p>The proposal achieves this policy.</p>
<b>Objective 2 - Safety and Accessibility</b>	<b>Maintenance and improvement of access, ease and safety of pedestrian and vehicle movement throughout the District.</b>	<p>The proposal will improve the standard of Outlet Road to the north western extent of the site. The proposed roading network has been approved through previous resource consents and is therefore a safe and efficient access for pedestrian and vehicle movements throughout Northlake.</p>

Part 14 Provision	Detail of Provision	Assessment
		The proposal achieves this objective.
Policy 2.1	To maintain and improve safety and accessibility by adopting and applying a road hierarchy with associated design, parking and access standards based on the intended function.	All roads in the immediate vicinity are local roads. These roads have a function of providing property access. The proposal is consistent with the road hierarchy as access is obtained via local roads adjoining the site.  The proposal achieves this policy.
Policy 2.2	To ensure the intensity and nature of activities along particular roads is compatible with road capacity and function, to ensure both vehicle and pedestrian safety	The intensity of the retirement village activity can be accommodated within, and is compatible with, the surrounding road capacity and function as discussed in the Transportation Assessment ( <a href="#">Attachment L</a> ). Vehicle and pedestrian safety is provided for by the design of the internal roading layout and design.  The proposal achieves this policy.
Policy 2.3	To ensure access and movement throughout the District, and more particularly the urban areas, for people with disabilities is not unreasonably restricted.	The design of the development has specifically considered the needs of those residents that may have reduced mobility.  The proposal achieves this policy.
Policy 2.6	To ensure intersections and accessways are designed and located so: <ul style="list-style-type: none"> <li>• good visibility is provided.</li> <li>• they can accommodate vehicle manoeuvres.</li> <li>• they prevent reverse manoeuvring onto arterial roads; and</li> <li>• are separated so as not to adversely affect the free flow of traffic on arterial roads.</li> </ul>	The proposed accessways from exiting public roads will be designed to achieve adequate sight distances. Within the Site, the accessways off the main internal roadway will achieve the required sight distances.  There are a number of units where part of the building restricts the path of a turning vehicle and a second manoeuvre is required, however there is adequate space to cater for safe reverse manoeuvring in these instances. There is adequate manoeuvring space throughout remainder of the development.  The proposed accessways do not adversely affect the flow of traffic on arterial roads.  The proposal achieves this policy.
Policy 2.7	To ensure vegetation plantings are sited and/or controlled so as to maintain adequate visibility and clearance at road intersections and property access and to prevent the icing of roads during winter months, except and unless that vegetation is important to the visual amenity of the District or is protected as part of the Heritage Provisions.	The landscape planting has been carefully designed by Patch Landscape Architects. The street tree planting is consistent with the existing planting throughout the Northlake development and will maintain adequate visibility and clearance at intersections and accessways. The proposed landscaping is not anticipated to exacerbate icing of roads during winter months over and above that already created by the natural topography of the Site.

Part 14 Provision	Detail of Provision	Assessment
		The proposal achieves this policy.
<b>Objective 3 - Environmental Effects of Transportation</b>	<b>Minimal adverse effects on the surrounding environment as a result of road construction and road traffic.</b>	<p>The Transportation Assessment (<a href="#">Attachment L</a>) addresses the effects of the proposal in relation to traffic.</p> <p>Traffic flows are presently low due to the absence of development in proximity to the Site (noting that there is construction traffic to and from the construction yard existing on the Site). Traffic generated by the development can be accommodated on the roading network without creating adverse effects on the environment. Construction will take place in accordance with normal best practice construction management standards.</p> <p>The proposal achieves this objective.</p>
Policy 3.2	To discourage traffic in areas where it would have adverse environmental effects.	Traffic is not enabled in areas where it would have adverse environmental effects.
Policy 3.3	To support the development of pedestrian and similar links within and between settlements and the surrounding rural areas, in order to improve the amenity of the settlements and their rural environs.	<p>The proposal includes pedestrian links that connect the Site with the Northlake Activity Areas and beyond.</p> <p>The proposal achieves this policy.</p>
Policy 3.4	To ensure new roads and vehicle accessways are designed to visually complement the surrounding area and to mitigate visual impact on the landscape.	<p>The proposed accessways are consistent with those that have been constructed within the Northlake development.</p> <p>The proposal achieves this policy.</p>
Policy 3.6	To incorporate vegetation within roading improvements, subject to the constraints of road safety and operational requirements, and the maintenance of views from the roads.	<p>Patch Landscape Architects have designed the Landscape Masterplan for the proposal (<a href="#">Attachment H</a>). This includes street trees to enhance the amenity of the development whilst providing for road safety aspects.</p> <p>The proposal achieves this policy.</p>
Policy 3.7	To implement appropriate procedures, in conjunction with the takata whenua and Historic Places Trust, should any waahi tapu or waahi taonga be unearthed during roading construction. (see Section 4.3 Objective 1 Policy 1 for consultation procedures with takata whenua).	A condition relating to protocols in the event of unearthing waahi tapu or waahi taonga during the construction phase is proposed, to ensure that this policy is achieved.
<b>Objective 5 - Parking and Loading - General</b>	<b>Sufficient accessible parking and loading facilities to cater for the anticipated demands of activities while controlling adverse effects.</b>	<p>The car parking spaces are all independently accessible in terms of location and availability of parking.</p> <p>The proposal achieves this objective.</p>
Policy 5.1	To set minimum parking requirements for each activity based on parking demand for each land use while not necessarily accommodating peak parking requirements.	<p>The proposal complied with the minimum parking requirements for the proposed activities on the site.</p> <p>The proposal achieves this policy.</p>

Part 14 Provision	Detail of Provision	Assessment
Policy 5.3	To ensure car parking is available, convenient and accessible to users including people with disabilities.	The proposal provides for two mobility parking spaces within the village hub parking area. The proposal achieves this policy.
Policy 5.4	To require all off-street parking areas to be designed and landscaped in a manner which will mitigate any adverse visual effect on neighbours, including outlook and privacy.	As discussed in the Landscape, Visual Effects & Urban Design Statement ( <a href="#">Attachment I</a> ) all required car parking is contained within the site to avoid dominance of cars on the streetscape and surrounding environment. The parking area within the village hub is designed to locate a street tree every 5 or 6 car parks to assist in providing visual amenity. Parking spaces are provided for each unit either within a garage or in front of the unit, and the associated landscaping improves the amenity. There are no neighbours who would be adversely affected. The proposal achieves this policy.
Policy 5.5	To require the design of parking areas to ensure the safety of pedestrians as well as vehicles.	Footpaths are provided throughout the development to allow for safe pedestrian access. The proposal achieves this policy.
<b>Objective 6 - Pedestrian and Cycle Transport</b>	<b>Recognise, encourage and provide for the safe movement of cyclists and pedestrians in a pleasant environment within the District.</b>	The proposal provides for safe movement of cyclists and pedestrians through the design of the footpaths throughout the development. The proposal achieves this objective.
Policy 6.1	To develop and support the development of pedestrian and cycling links in both urban and rural areas.	The proposal provides for the pedestrian/cycle trail required by the Northlake Structure Plan to support the links throughout Wanaka. The proposal achieves this policy.
Policy 6.2	To require the inclusion of safe pedestrian and cycle links where appropriate in new subdivisions and developments.	As discussed above the proposal provide for the required pedestrian/cycle trail. The proposal achieves this policy.
Policy 6.3	To provide convenient and safe cycle parking in public areas.	There is adequate space throughout the site to allow for safe cycle parking.
<b>Objective 7 - Public and Visitor Transport</b>	<b>Recognition of public transport needs of people and provision for meeting those needs.</b>	There are presently no scheduled public transport services that operate within Wanaka. However Outlet Road and Northlake Drive will accommodate future bus services, as necessary.

#### 1.4. Chapter 15 – Subdivision and Development Objectives and Policies

Chapter 15 Provision	Detail of provision	Assessment
<b>Objective 1</b>	<b>The provision of necessary services to subdivided lots and developments in anticipation of the likely effects of land use activities on those lots and within the developments.</b>	The necessary services can be provided to the proposed lots and will adequately service the proposed retirement village. The proposal achieves this objective.
Policy 1.1	To integrate subdivision roading with the existing road network in an efficient manner, which reflects expected traffic levels and the safe and convenient management of vehicles, cyclists and pedestrians.	The proposed roading has been designed to integrate and link to the existing roading network at Northlake. As discussed in the Transportation Assessment ( <b>Attachment L</b> ) the proposal will be effectively and safely integrated into the existing road network. The proposal achieves this policy.
Policy 1.2	To ensure safe and efficient vehicular access is provided to all lots created by subdivision and to all developments.	The proposal provides for safe and efficient access to each lot. The proposal achieves this policy.
Policy 1.3	To achieve provision of pedestrian, cycle and amenity linkages, where useful linkages can be developed.	The proposal provides for connection to the Northlake pedestrian links and a new pedestrian/cycle trail. The proposal achieves this policy.
Policy 1.4	To avoid or mitigate any adverse visual and physical effects of subdivision and development roading on the environment.	The proposal does not give rise to adverse visual or physical effects on the environment. The proposal achieves this policy.
Policy 1.5	To ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.	Paterson Pitts Group have undertaken a water demand assessment. The details are contained within the Infrastructure Report ( <b>Attachment M</b> ). The proposal has a lower water supply demand that what has been modelled to date and confirmed as acceptable. Therefore the existing reticulated infrastructure is sufficient to accommodate the proposal. The proposal achieves this policy.
Policy 1.6	To ensure that the provision of any necessary additional infrastructure for water supply, stormwater disposal and/or sewage treatment and disposal and the upgrading of existing infrastructure is undertaken and paid for by subdividers and developers in accordance with Council's Long Term Community Plan Development Contributions Policy.	The proposed lot will be serviced by a reticulated system and onsite stormwater disposal as detailed in the Infrastructure Report ( <b>Attachment M</b> ). Appropriate contribution to the costs of future upgrades will be met through Development Contributions. The proposal achieves this policy.
Policy 1.7	To ensure that the design and provision of any necessary infrastructure at the time of subdivision takes into account the requirements of future development on land in the vicinity, with Council being responsible for meeting any additional capacity of infrastructure above that	The Infrastructure Report ( <b>Attachment M</b> ) addresses future development at Northlake. The stormwater pond has been sized to cater for future development areas within the catchment. There will be spare capacity in the critical Aubrey Road wastewater main on

Chapter 15 Provision	Detail of provision	Assessment
	required for the subdivision then being consented to in accordance with Council's Long Term Community Plan Development Contributions Policy.	completion of the proposal. There is sufficient capacity within the water sully network to accommodate both the proposal and future development.  The proposal achieves this policy.
Policy 1.8	To encourage the retention of natural open lakes and rivers for stormwater disposal, where safe and practical, and to ensure disposal of stormwater in a manner which maintains or enhances the quality of surface and ground water, and avoids inundation of land within the subdivision or adjoining land.	Stormwater will be disposed of in a manner which maintains the quality of surface and ground water and avoids inundation of land (outside detention areas).
Policy 1.9	To ensure, upon subdivision or development, that anticipated land uses are provided with means of treating and disposing of sewage in a manner which is consistent with maintaining public health and avoids or mitigates adverse effects on the environment.	The proposal will connect to the Council's reticulated system which is assumed to be consistent with maintaining public health and avoiding effects on the environment.  The proposal achieves this policy.
Policy 1.10	To ensure, upon subdivision or development, that all new lots or buildings are provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available.	The proposed lots (and subsequent buildings) can be serviced by reticulated systems as detailed in the Infrastructure Report ( <a href="#">Attachment M</a> ).  The proposal achieves this policy.
Policy 1.11	To ensure adequate provision is made for the supply of reticulated energy, including street lighting, and communication facilities for the anticipated land uses, and the method of reticulation is appropriate to the visual amenity values of the area.	The existing networks for electricity and telecommunications have sufficient capacity to service the proposal. Confirmation has been provided by Powernet (appended to <a href="#">Attachment M</a> ).  The proposal achieves this policy.
<b>Objective 2</b>	<b>The costs of the provision of services to and within subdivisions and developments, or the upgrading of services made necessary by that subdivision and development, to the extent that any of those things are necessitated by the subdivision or development to be met by subdividers.</b>	The costs of servicing the lots and the proposed development will be borne by the applicant.  The proposal achieves this policy.
Policy 2.1	To require subdividers and developers to meet the costs of the provision of new services or the extension or upgrading of existing services (including head works), whether provided before or after the subdivision and/or development, and which are attributable to the effects of the subdivision or development, including where applicable: <ul style="list-style-type: none"> <li>• roading and access;</li> <li>• water supply;</li> </ul>	The costs of servicing the lots and the proposed development will be borne by the applicant.  Outlet Road will be upgraded as part of the development.  The proposal achieves this policy.

Chapter 15 Provision	Detail of provision	Assessment
	<ul style="list-style-type: none"> <li>• sewage collection, treatment and disposal;</li> <li>• stormwater collection, treatment and disposal;</li> <li>• trade waste disposal;</li> <li>• provision of energy;</li> <li>• provision of telecommunications.</li> </ul>	
Policy 2.2	Contributions will be in accordance with Council's Long Term Community Plan Development Contributions Policy.	This policy is acknowledged.
<b>Objective 5</b>	<b>Amenity Protection</b> <b>The maintenance or enhancement of the amenities of the built environment through the subdivision and development process.</b>	The architectural design of the retirement village will maintain and enhance the built environment of Northlake. The proposal achieves this objective.
Policy 5.1	To ensure lot sizes and dimensions to provide for the efficient and pleasant functioning of their anticipated land uses, and reflect the levels of open space and density of built development anticipated in each area.	The proposed lot size provides for a comprehensively designed retirement village. The proposal achieves this policy.
Policy 5.3	To encourage innovative subdivision design, consistent with the maintenance of amenity values, safe, efficient operation of the subdivision and its services.	The proposed subdivision will maintain the amenity values of Northlake and provide for ongoing safe and efficient operation of the subdivision and its services. The proposal achieves this policy.
Policy 5.5	To minimise the effects of subdivision and development on the safe and efficient functioning of services and roads.	The proposal does not give rise to adverse effects on the safe and efficient functioning of the surrounding roads. The proposal achieves this policy.
Policy 5.9	To require that subdivision within the Northlake Special Zone be consistent with the Northlake Structure Plan.	The proposed subdivision is consistent with the Structure Plan in that all features of the Structure Plan (roads, trails, building restriction areas etc) are provided for in the locations identified on the Structure Plan. The proposal achieves the policy.
Policy 5.10	To ensure subdivision within the Northlake Special Zone implements the objectives and policies for the Northlake Special Zone in Part 12.33	The proposal generally aligns with the Northlake Special Zone objectives and policies as detailed in Table 1.2 above.

### 1.5. Chapter 22 – Earthworks Objectives and Policies

Section 22 Provision	Detail	Assessment
<b>Objective 1</b>	<b>Enable earthworks that are part of subdivision, development, or access,</b>	The earthworks will be undertaken in a manner which ensures any effects on the

Section 22 Provision	Detail	Assessment
	<b>provided that they are undertaken in a way that avoids, remedies or mitigates adverse effects on communities and the natural environment.</b>	<p>natural environment are mitigated, including through the use of industry best practice, imposed through an Environmental Management Plan (<b>EMP</b>) process and implementation. The draft EMP (<b>Attachment K</b>) sets out the measures to be implemented.</p> <p>The proposal achieves this objective</p>
Policy 1.1	Promote earthworks designed to be sympathetic to natural topography where practicable, and that provide safe and stable building sites and access with suitable gradients.	<p>The overall design is sympathetic to the natural topography (for example, by avoiding development on the escarpment and confining it to the lower flat areas of the Site) while also ensuring the development and construction access are functional and effects are able to be mitigated and managed during construction.</p> <p>The proposal achieves this policy.</p>
Policy 1.2	Use environmental protection measures to avoid, remedy or mitigate adverse effects of earthworks.	<p>Earthworks will be undertaken in accordance with the mitigation measures set out in the draft EMP (<b>Attachment K</b>) to be approved by Council prior to works commencing. Planting will occur as soon as practically able following the completion of earthworks, a condition to this effects may appropriate. The project will be timed to avoid unnecessary delays.</p> <p>The proposal achieves Policies 1.2, 1.3 and 1.4.</p>
Policy 1.3	Require remedial works and re-vegetation to be implemented in a timely manner.	
Policy 1.4	Avoid, remedy or mitigate the long term adverse effects of unfinished projects.	
Policy 1.5	Recognise that earthworks associated with infrastructure can positively contribute to the social and economic wellbeing and the health and safety of people and communities within the District.	<p>Earthworks for the installation of infrastructure will be managed in the same manner as the rest of the development.</p> <p>The proposal achieves this policy.</p>
<b>Objective 2</b>	<b>Avoid, remedy or mitigate the adverse effects of earthworks on rural landscapes and visual amenity areas.</b>	<p>The proposed earthworks will not have an adverse effect on rural landscape and visual amenity areas.</p> <p>The proposal achieves this objective.</p>
Policy 2.2	Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.	<p>Earthworks will be required along the base of the escarpment to provide for the proposed pedestrian/cycle trail as required by the Structure Plan. These earthworks will not result in adverse visual effects as all exposed areas will be revegetated as necessary. Any potentially adverse visual effects of earthworks on the natural landform are mitigated by planting and revegetation.</p> <p>The proposal achieves this policy.</p>
Policy 2.3	Ensure cuts and batters are sympathetic to the line and form of the landscape.	<p>All earthworks (including cuts and batters) are necessary to enable the development. All bare areas will be re-vegetation/landscaped at the conclusion of</p>

Section 22 Provision	Detail	Assessment
		works. All retaining will be finished such that it integrates with the landscape. The proposal achieves this policy.
Policy 2.4	Ensure remedial works and re-vegetation mitigation are effective, taking into account altitude and the alpine environment.	The draft EMP details measures to be undertaken to ensure any effects during or post construction are mitigated. Altitude does not create any issues for remedial vegetation in this instance. Plants will be sourced for their suitability for the environment. The proposal achieves this policy.
<b>Objective 3</b>	<b>Ensure earthworks do not adversely affect the stability of land, adjoining sites or exacerbate flooding.</b>	The design of the earthworks has taken into account the land stability and stormwater management, as set out in the Infrastructure Report and draft EMP ( <a href="#">Attachments K</a> and <a href="#">M</a> ). Earthworks will not affect the stability of adjoining sites, and earthworks on those parts of the site that are steep are avoided. The proposal achieves Objective 3 and Policies 3.1 – 3.3.
Policy 3.1	Ensure earthworks, in particular, - cut, fill and retaining, - do not adversely affect the stability of adjoining sites.	
Policy 3.2	Ensure earthworks do not cause or exacerbate flooding, and avoid, remedy or mitigate the adverse effects of de-watering.	
Policy 3.3	Avoid the adverse effects of earthworks on steeply sloping sites, where land is prone to erosion or instability, where practicable. Where these effects cannot be avoided, to ensure techniques are adopted that remedy or mitigate the potential to decrease land stability.	
<b>Objective 6</b>	<b>Maintain or improve water quality of rivers, lakes and aquifers.</b>	Not relevant.
Policy 6.2	Avoid earthworks adversely affecting water aquifers including the Hawea Basin, Wanaka Basin, Cardrona alluvial ribbon and Wakatipu Basin aquifers and other lesser aquifers.	Not relevant – no earthworks that would affect the underlying aquifer are proposed.
<b>Objective 7</b>	<b>Protect cultural heritage, including waahi tapu, waahi taonga, archaeological sites and Heritage Landscapes from the adverse effects of earthworks.</b>	Consultation with Iwi has been undertaken. Aukaha has advised that there are no specific cultural values within the location of the proposal and that a Cultural Impact Assessment is not required. The proposed earthworks will not adversely affect any cultural heritage or heritage landscapes. The proposal achieves this objective.
Policy 7.1	Ensure that iwi are consulted regarding earthworks that may affect sites of significance to Maori, including Statutory Acknowledgement Areas.	As discussed above, consultation with Iwi has been undertaken. The site does not include Statutory Acknowledgement Areas and the proposal will not adversely affect any sites of significance to Maori. The proposal achieves this policy.

## Proposed District Plan

### 1.6. Chapter 3 – Strategic Direction Objectives and Policies (Environment Court Version<sup>2</sup>)

Chapter 3 Provision	Detail of provision	Assessment
<b>3.2 – Strategic Objectives</b>		
<b>3.2.1</b>	<b>The development of a prosperous, resilient and equitable economy in the District.</b>	<p>The proposal will broaden the range of housing options for the elderly, allowing them to remain in the Wanaka community. The diversity of housing product contributes to achieving overall economic resilience for the community.</p> <p>The project will generate significant construction employment during the development phase as well as ongoing local employment and spending in the local economy once the village is operational.</p> <p>The project will therefore contribute to the District's economic prosperity, resilience and equitableness and will achieve this objective.</p>
3.2.1.5	Local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka town centres, Frankton and Three Parks, are sustained.	<p>The Wanaka town centre will not be affected by the proposal other than in a positive way by the increased local patronage from the retirement village.</p> <p>The proposal achieves this objective.</p>
3.2.1.6	Diversification of the District's economic base and creation of employment opportunities through the development of innovative and sustainable enterprises.	<p>The proposal will enable employment through job creation in a sustainable business that contributes to diversify the economy – see assessment of Strategic Objective 3.2.1 above and the Economic Effects Assessment (<a href="#">Attachment R</a>).</p> <p>The proposal achieves this objective.</p>
3.2.1.9	<del>Infrastructure in the District that is operated, maintained, developed and upgraded efficiently and effectively to meet community needs, in a sustainable way while managing adverse effects on the environment.</del>	<p>The proposal will be fully serviced by infrastructure and will contribute to the efficient operation of that infrastructure as detailed in the Infrastructure Report (<a href="#">Attachment M</a>).</p> <p>The proposal achieves this objective.</p>
<b>3.2.2</b>	<b>Urban growth is managed in a strategic and integrated manner.</b>	<p>This strategic objective is more relevant to the broader location and form of urban growth areas.</p> <p>To the extent that it is relevant, the proposal provides for urban residential development within a residentially zoned site and</p>

<sup>2</sup> Black – Operative (either not appealed or amended through Consent Order)

Green – Final subject to inclusion of explanatory text from [2020] NZEnvC 40

Blue – Decision version from [2019] NZEnvC 205

Red – Subject to draft Consent Order (tracked changes as agreed)

Chapter 3 Provision	Detail of provision	Assessment
		<p>contributes to the integrated management of urban growth.</p> <p>The proposal achieves this objective.</p>
3.2.2.1	<p>Urban development occurs in a logical manner so as to:</p> <ul style="list-style-type: none"> <li>a. promote a compact, well designed and integrated urban form;</li> <li>b. build on historical urban settlement patterns;</li> <li>c. achieve a built environment that provides desirable, healthy and safe places to live, work and play;</li> <li>d. minimise the natural hazard risk, taking into account the predicted effects of climate change;</li> <li>e. protect the District's rural landscapes from sporadic and sprawling urban development;</li> <li>f. ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in;</li> <li>g. contain a high quality network of open spaces and community facilities; and.</li> <li>h. be integrated with existing and proposed infrastructure and appropriately manage effects on that infrastructure.</li> </ul>	<p>Clauses (a), (c) and (g) are achieved through the master-planned design and layout of the retirement village. The proposal contributes to a compact, well designed and integrated urban form – both internally and in relation to the scale of Northlake and the wider urban Wanaka settlement.</p> <p>Clause (b) is not relevant.</p> <p>Clause (d) is relevant to the extent that the land is geotechnically suitable for the development. Sustainable building methods and materials will be implemented, where possible, through the development.</p> <p>Clause (e) is not relevant as the land is zoned for urban development.</p> <p>Clause (f) is achieved through the proposed mix of housing typologies that will enable choice for future residents and adds variety for Northlake.</p> <p>Clause (h) is achieved through the connection to existing reticulated services and existing infrastructure.</p> <p>The proposal therefore achieves this objective.</p>
3.2.3	<b>A quality built environment taking into account the character of individual communities.</b>	<p>The proposal provides for a quality-built environment that takes into account the character of the wider area.</p> <p>The proposal achieves this objective.</p>
3.2.3.1	The District's important historic heritage values are protected by ensuring development is sympathetic to those values.	The site and surrounding area does not present any historic heritage values.
<u>3.2.3.2</u>	<u>Built form integrates well with its surrounding urban environment.</u>	<p>The retirement village and related activities are appropriately located with respect to the surrounding Northlake environment and will integrate well with activities in the NSZ.</p> <p>The proposal achieves this objective.</p>
<b>3.2.4 The distinctive natural environments and ecosystems of the District are protected.</b>		
3.2.4.1	Development and land uses that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity.	Not relevant except to the extent that the proposal does not adversely affect, and hence will contribute to maintaining, nature conservation values.
3.2.4.2	The spread of wilding exotic vegetation is avoided.	The proposal does not include any wilding exotic species.

Chapter 3 Provision	Detail of provision	Assessment
3.2.5	<b>The retention of the District's distinctive landscapes.</b>	This strategic objective is directed at wider landscape values and is less relevant to development within existing urban zones, nevertheless the landscape values of the site and wider surrounds will not be adversely affected by the proposal. The proposal achieves this objective.
3.2.6	<b>The District's residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety.</b>	The proposal will contribute to peoples' and the community's social, cultural, and economic wellbeing by providing housing and related amenities for elderly persons and contributing to their health and safety. The proposal achieves this objective.
3.2.6.1	The accessibility needs of the District's residents and communities to places, services and facilities are met.	The development has been designed to respond to the accessibility requirements of its residents, including the village facilities provided within the site. The proposal achieves this objective.
3.2.6.2	A diverse, resilient and well-functioning community where opportunities for arts, culture, recreation and events are integrated into the built and natural environment.	The proposal includes opportunities for arts, culture and recreation through the inclusion of facilities such as an amenity building, clubhouse and open space. These facilities have been integrated into both the built form and the natural environment. The proposal achieves this objective.
3.2.6.3	The contribution that community social, recreational and cultural facilities and activities make to identity and sense of place for the residents of the District is recognised and provided for through appropriate location and sound design.	The inclusion of community social, recreational and cultural facilities (as described above) contributes to creating a sense of community within the retirement village by enabling residents to meet these needs onsite. The proposal achieves this objective.
<b>3.2.7 The partnership between Council and Ngāi Tahu is nurtured.</b>		
3.2.7.1	Ngai Tahu values, interests and customary resources, including taonga species and habitats, and wahi tupuna, are protected.	Not relevant – the proposal does not affect any of the values, interests or resources identified in the objective.
3.2.7.2	The expression of kaitiakitanga is enabled by providing for meaningful collaboration with Ngai Tahu in resource management decision making and implementation.	Not relevant.
<b>3.3 – Strategic Policies (SP)</b>		
3.3.13	<b>Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin (including <u>Queenstown, Frankton, Jack's Point and Arrowtown</u>), Wanaka and <u>where required around other townships.</u><del>Lake Hawea Township.</del></b>	The proposal is located within the Wanaka Urban Growth Boundary.

Chapter 3 Provision	Detail of provision	Assessment
3.3.32	Avoid significant adverse effects on wāhi tūpuna within the District.	There are no known wāhi tupuna values within the site.
3.3.33	Avoid remedy or mitigate other adverse effects on wāhi tūpuna within the District.	
3.3.34	Manage wāhi tūpuna within the District, including taonga species and habitats, in a culturally appropriate manner through early consultation and involvement of relevant iwi or hapū.	

#### 1.7. Chapter 4 – Urban Development Objectives and Policies (Consent Order Version<sup>3</sup>)

Chapter 4 Provision	Detail of provision	Assessment
<b>Objective 4.2.1</b>	Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges. (from Policies 3.3.13 and 3.3.14)	The proposal is located within the Wanaka Urban Growth Boundary.
Policy 4.2.1.2	Focus urban development primarily on land within and adjacent to the existing larger urban areas and, to a lesser extent, within and adjacent to smaller urban areas, towns and rural settlements.	The Site is within an area zoned for residential activity.
Policy 4.2.1.3	Ensure that urban development is contained within the defined Urban Growth Boundaries, and that aside from urban development within existing towns and rural settlements, urban development is avoided outside of those boundaries.	The proposal is contained within the Wanaka Urban Growth Boundary. The proposal achieves this policy.
<b>Objective 4.2.2 A</b>	A compact, integrated and well designed urban form within the Urban Growth Boundaries that: <ul style="list-style-type: none"> <li>(i) is coordinated with the efficient provision, use and operation of infrastructure and services; and</li> <li>(ii) is managed to ensure that the Queenstown Airport is not significantly compromised by the adverse effects of incompatible activities.</li> </ul>	The proposal provides for compact urban form that is well-designed and is integrated with adjoining urban development of Northlake. The development will be fully serviced, with connections to existing reticulated water, sewage, and roading infrastructure that will achieve efficient use and operation of infrastructure. The proposal achieves this objective.
<b>Objective 4.2.2 B*</b>	Urban development within Urban Growth Boundaries that maintains and enhances the environment and rural amenity and protects Outstanding Natural Landscapes and Outstanding Natural Features, and areas supporting	Any potential adverse effects of the proposal on the rural environment and wider landscape values are less than minor. The urban edge along the Clutha River ONL is anticipated through the Northlake Structure Plan and zoning, and the change in density

<sup>3</sup> Consent Order dated 20 August 2020

Chapter 4 Provision	Detail of provision	Assessment
	significant indigenous flora and fauna. (From Policy 3.3.13, 3.3.17, 3.3.29)	does not adversely affect that edge or the values of that ONL.  The proposal achieves the objective.
Policy 4.2.2.1	Integrate urban development with existing or proposed infrastructure so that:  a. Urban development is serviced by infrastructure of sufficient capacity; and  b. reverse sensitivity effects of activities on regionally significant infrastructure are minimised; and  c. In the case of the National Grid, reverse sensitivity effects are avoided to the extent reasonably possible and the operation, maintenance, upgrading and development of the National Grid is not compromised.	The development will be fully serviced by existing infrastructure. There is sufficient capacity in the Council's existing reticulated water supply and wastewater systems to accommodate the additional loadings from the development proposed. Existing roading infrastructure can accommodate the proposed. There will be no effects on regionally significant infrastructure or the National Grid.  The proposal achieves this policy.
Policy 4.2.2.2	Allocate land within Urban Growth Boundaries into zones which are reflective of the appropriate land use having regard to:  a. its topography;  b. its ecological, heritage, cultural or landscape significance if any;  c. any risk of natural hazards, taking into account the effects of climate change;  d. connectivity and integration with existing urban development;  e. convenient linkages with public transport;  f. the need to provide a mix of housing densities and forms within a compact and integrated urban environment;  fa. The level of existing and future amenity that is sought (including consideration of any identified special character areas);  g. the need to make provision for the location and efficient operation of infrastructure and utilities, including regionally significant infrastructure;  h. the need to provide open spaces and community facilities that are located and designed to be safe, desirable and accessible;  i. the function and role of the town centres and other commercial and industrial areas as provided for in Chapter 3 Strategic Objectives	This policy is directed at how land within new UGBs is managed for urban development and is less relevant to existing zones within established UGBs, nevertheless the Northlake Structure Plan takes into account many of the matters listed in this policy. The Landscape, Visual Effects and Urban Design Assessment ( <a href="#">Attachment I</a> ) addresses these points in detail where relevant.  All of these issues have been addressed above in this assessment and will not be repeated. All these considerations relevant to this proposal have been taken into account.

Chapter 4 Provision	Detail of provision	Assessment
	<p>3.2.1.2 - 3.2.1.5 and associated policies; and</p> <p>j. the need to locate emergency services at strategic locations.</p>	
Policy 4.2.2.3	<p>Enable an increased density of well-designed residential development in close proximity to town centres, public transport routes, community and education facilities, while ensuring development is consistent with any structure plan for the area and responds to the character of its site, the street, open space and surrounding area.</p>	<p>The development provides for increased residential density in proximity to the Northlake commercial area and Wanaka town centre. The density proposed is not consistent with Structure Plan, which anticipates a lower density than is proposed, and the proposal is not consistent with this aspect of the policy. However, the development, through the design, responds positively to the character of the site, the street, open space and the surrounding area and overall would present a not dissimilar potential building bulk to that which is anticipated by the Structure Plan.</p> <p>The proposal achieves this policy except to the extent that it is inconsistent with the Structure Plan as discussed above.</p>
Policy 4.2.2.4	<p>Encourage urban development that enhances connections to public recreation facilities, reserves, open space and active transport networks.</p>	<p>The development provides its own passive and active recreation areas and open spaces, and is located in close proximity to existing recreation facilities including the public walking tracks along the Clutha River, Lake Wanaka and Kiromoko Reserve. The proposal also includes a pedestrian/cycle trail to link the site and western extent of Northlake with the existing development within Northlake and the wider area (Aubrey Road, Albert Town and Wanaka).</p> <p>The proposal achieves this policy.</p>
Policy 4.2.2.5	<p>Require larger scale development to be comprehensively designed with an integrated and sustainable approach to infrastructure, buildings, street, trail and open space design.</p>	<p>The development has been comprehensively master-planned as set out in detail in the Landscape, Visual Effects and Urban Design Assessment (<a href="#">Attachment I</a>).</p> <p>The proposal achieves this policy.</p>
Policy 4.2.2.6	<p>Promote energy and water efficiency opportunities, waste reduction and sustainable building and subdivision design.</p>	<p>The development will make use of best practice in terms of the design of services and buildings. Consideration of thermal comfort levels in both summer and winter has been taken into account during the design of the village, including through orientation and location of buildings in relation to sun paths.</p> <p>The proposal will result in well-insulated, warm homes for residents in accordance with the NZ Building Code.</p> <p>The proposal achieves this policy.</p>
Policy 4.2.2.7	<p>Explore and encourage innovative approaches to design to assist provision of quality affordable housing.</p>	<p>The development includes a range of housing typologies within the village to provide a variety of price points, to achieve a</p>

Chapter 4 Provision	Detail of provision	Assessment
Policy 4.2.2.8	In applying plan provisions, have regard to the extent to which the minimum site size, density, height, building coverage and other quality controls have a disproportionate adverse effect on housing affordability.	level of affordability for residents in the village. The proposal achieves Policies 4.2.2.7 and 4.2.2.8.
Policy 4.2.2.9	Ensure Council-led and private design and development of public spaces and built development maximises public safety by adopting “Crime Prevention Through Environmental Design”.	The development has been comprehensively master-planned to ensure a safe and pleasant environment for the residents as well as workers and visitors. The proposal achieves this policy.
Policy 4.2.2.10	Ensure lighting standards for urban development avoid unnecessary adverse effects on views of the night sky.	All lighting associated with the development will be in accordance with the Council’s Southern Lights’ Strategy. The proposal achieves this policy.

### 1.8. Chapter 5 – Tangata Whenua Objectives and Policies

Chapter 5 Provision	Detail of provision	Assessment
<b>Objective 5.3.1</b>	<b>Consultation with tangata whenua occurs through the implementation of the Queenstown Lakes District Plan Policies.</b>	Consultation with Iwi has been undertaken. Aukaha has advised that there are no specific cultural values within the location of the proposal and that a Cultural Impact Assessment is not required. The letter from Aukaha is at <a href="#">Attachment W</a> . The proposal achieves the relevant objectives and policies.
Policy 5.3.1.1	Ensure that Ngāi Tahu Papatipu Rūnanga are engaged in resource management decision-making and implementation on matters that affect Ngāi Tahu values, rights and interests, in accordance with the principles of the Treaty of Waitangi.	
Policy 5.3.1.4	Recognise that only tangata whenua can identify their relationship and that of their culture and traditions with their ancestral lands, water sites, wāhi tapu, tōpuni and other taonga.	
<b>Objective 5.3.2</b>	<b>Ngāi Tahu have a presence in the built environment</b>	
Policy 5.3.2.1	Collaborate with Ngāi Tahu in the design of the built environment including planting, public spaces, use of Ngāi Tahu place names and interpretive material. Enable the sustainable use of Māori land.	
<b>Objective 5.3.3</b>	<b>Ngāi Tahu taonga species and related habitats are protected.</b>	

Chapter 5 Provision	Detail of provision	Assessment
Policy 5.3.3.1	Where adverse effects on taonga species and habitats of significance to Ngāi Tahu cannot be avoided, remedied or mitigated, consider environmental compensation as an alternative	The proposal achieves Objective 5.3.3 and Policy 5.3.3.1.
<b>Objective 5.3.5</b>	<b>Wāhi tūpuna and all their components are appropriately managed and protected.</b>	The land is not, and does not contain, wāhi tupuna.
Policy 5.3.5.1	Identify wāhi tūpuna and all their components on the District Plan maps in order to facilitate their protection from adverse effects of subdivision, use and development.	
Policy 5.3.5.2	Pending their identification on the District Plan maps, encourage direct consultation with tangata whenua when iwi management plans indicate that proposals may adversely affect sites of cultural significance.	
Policy 5.3.5.3	Identify threats to wāhi tūpuna and their components in this District Plan.	
Policy 5.3.5.4	Enable Ngāi Tahu to provide for its contemporary uses and associations with wāhi tūpuna.	
Policy 5.3.5.5	Avoid where practicable, adverse effects on the relationship between Ngāi Tahu and the wāhi tūpuna.	

## 1.9. Chapter 25 – Earthworks Objectives and Policies

Chapter 25 Provision	Detail of provision	Assessment
<b>Objective 25.2.1*</b>	<b>Earthworks are undertaken in a manner that minimises adverse effects on the environment, protects people and communities, and maintains landscape and visual amenity values.</b>	The earthworks will be undertaken in a manner which ensures any effects on the natural environment are mitigated, including through the use of industry best practice. The draft EMP ( <a href="#">Attachment K</a> ) sets out the measures to be implemented.  The proposal achieves this objective.
Policy 25.2.1.1	Ensure earthworks minimise erosion, land instability, and sediment generation and off- site discharge during construction activities associated with subdivision and development.	Earthworks will be undertaken in accordance with the mitigation measures set out in the draft EMP ( <a href="#">Attachment K</a> ).  The proposal achieves this objective.
Policy 25.2.1.2*	Manage the adverse effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects, in a way that:	The proposed earthworks will not give rise to adverse effects on any matters listed in this policy.  The proposal achieves this policy.

Chapter 25 Provision	Detail of provision	Assessment
	<ul style="list-style-type: none"> <li>a. Protects the values of Outstanding Natural Features and Landscapes;</li> <li>b. Maintains the amenity values of Rural Character Landscapes</li> <li>c. Protects the values of Significant Natural Areas and the margins of lakes, rivers and wetlands;</li> <li>d. Minimises the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wanaka Basin and Cardrona alluvial ribbon aquifers; Note: These aquifers are identified in the Otago Regional Plan: Water for Otago 2004.</li> <li>e. Protects Māori cultural values, including wāhi tapu and wāhi tūpuna and other sites of significance to Māori;</li> <li>f. Protects the values of heritage sites, precincts and landscape overlays from inappropriate subdivision, use and development; and</li> <li>g. Maintains public access to and along lakes and rivers.</li> </ul>	
Policy 25.2.1.3	Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.	<p>Earthworks will be required along the base of the escarpment to provide for the proposed pedestrian/cycle trail as required by the Structure Plan. These earthworks will not result in adverse visual effects as all exposed areas will be revegetated as necessary. Any potentially adverse visual effects of earthworks on the natural landform are mitigated by planting and revegetation.</p> <p>The proposal achieves this policy.</p>
Policy 25.2.1.4	Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.	<p>Earthworks will be undertaken in accordance with the mitigation measures set out in the draft EMP (<a href="#">Attachment K</a>).</p> <p>The proposal achieves this policy.</p>
Policy 25.2.1.5	Design earthworks to recognise the constraints and opportunities of the Site and environment.	<p>The earthworks have designed by an engineer to provide for servicing. Adverse effects on the environment will be mitigated as discussed above.</p> <p>The proposal achieves this policy.</p>
Policy 25.2.1.6	Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.	<p>The proposed earthworks will not adversely affect infrastructure, buildings or the stability of the adjoining sites as they have been appropriately designed by suitably qualified professionals.</p> <p>The proposal achieves this policy.</p>
Policy 25.2.1.7	Encourage limiting the area and volume of earthworks being undertaken on a site	The mitigation measures set out in the draft EMP ( <a href="#">Attachment K</a> ) will ensure nuisance

Chapter 25 Provision	Detail of provision	Assessment
	at any one time to minimise adverse effects on waterbodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.	effects such as vibration, odour and dust are avoided. The proposal achieves this policy.
Policy 25.2.1.8	Undertake processes to avoid adverse effects on cultural heritage, including wāhi tapu, wāhi tūpuna and other taonga, and archaeological sites, or where these cannot be avoided, effects are remedied or mitigated.	Earthworks will be undertaken in accordance with mitigation measures such as those set out in the draft EMP ( <a href="#">Attachment K</a> ). This includes a protocol for accidental archaeological and heritage discovery. The proposal achieves this policy.
Policy 25.2.1.9	Manage the potential adverse effects arising from exposing or disturbing accidentally discovered material by following the Accidental Discovery Protocol in Schedule 25.10.	Earthworks will be undertaken in accordance with mitigation measures such as those set out in the draft EMP ( <a href="#">Attachment K</a> ). This includes a protocol for accidental archaeological and heritage discovery. The proposal achieves this policy.
Policy 25.2.1.10	Ensure that earthworks that generate traffic movements maintain the safety of roads and accesses, and do not degrade the amenity and quality of surrounding land.	Earthworks will not generate adverse effects on the safety of the transportation network and traffic management plans will be in place as required. Mitigation measures, including measures to prevent tracking material onto roads, as set out in the draft EMP ( <a href="#">Attachment K</a> ). The proposal achieves this policy.
Policy 25.2.1.11	Ensure that earthworks minimise natural hazard risk to people, communities and property, in particular earthworks undertaken to facilitate land development or natural hazard mitigation.	The Site is not subject to natural hazard risks.
<b>Objective 25.2.2</b>	<b>The social, cultural and economic wellbeing of people and communities benefits from earthworks.</b>	The proposed earthworks will enable the development to be undertaken, which will provide retirement living facilities that the community requires. The proposal achieves this objective.
Policy 25.2.2.1*	Enable earthworks that are necessary to provide for people and communities wellbeing, having particular regard to the importance of: a. Nationally and Regionally Significant Infrastructure; b. tourism infrastructure and activities, including the continued operation, and provision for future sensitive development of recreation and tourism activities within the Ski Area Sub Zones and the vehicle testing facility within the Waiorau Ski Area Sub Zone;	The proposed earthworks are necessary to enable the development. The proposal achieves the clauses in this policy that are relevant.

Chapter 25 Provision	Detail of provision	Assessment
	<ul style="list-style-type: none"> <li>c. minimising the risk of natural hazards;</li> <li>d. enhancing the operational efficiency of farming including maintenance and improvement of track access and fencing; and*</li> <li>e. the use and enjoyment of land for recreation, including public walkways and trails.</li> </ul>	

#### 1.10. Chapter 27 – Subdivision and Development Objectives and Policies

Chapter 27 Provision	Detail of provision	Assessment
<b>Objective 27.2.1</b>	<b>Subdivision that will enable quality environments to ensure the District is a desirable place to live, visit, work and play.</b>	<p>The Proposal will provide for the retirement village development and a desirable place for the elderly to live.</p> <p>The proposal achieves this policy.</p>
Policy 27.2.1.1	Require subdivision infrastructure to be constructed and designed so that it is fit for purpose, while recognising opportunities for innovative design.	<p>The necessary infrastructure has been designed by Paterson Pitts Group as detailed in the Infrastructure Report (<a href="#">Attachment M</a>).</p> <p>The proposal achieves this objective.</p>
Policy 27.2.1.2	Enable urban subdivision that is consistent with the QLDC Subdivision Design Guidelines 2015, recognising that good subdivision design responds to the neighbourhood context and the opportunities and constraints of the application site.	<p>The proposal provides for subdivision that is consistent with the QLDC Subdivision Design Guidelines 2015.</p> <p>The proposal achieves this policy.</p>
Policy 27.2.1.3	Require that allotments are a suitable size and shape, and are able to be serviced and developed for the anticipated land use under the applicable zone provisions.	<p>The proposed allotments have been designed to provide for the retirement village to be held within its own titles. Each lot can be serviced appropriately.</p> <p>The proposal achieves this policy.</p>
Policy 27.2.1.4	<p>Discourage non-compliance with minimum allotment sizes. However, where minimum allotment sizes are not achieved in urban areas, consideration will be given to whether any adverse effects are mitigated or compensated by providing:</p> <ul style="list-style-type: none"> <li>a. desirable urban design outcomes;</li> <li>b. greater efficiency in the development and use of the land resource;</li> <li>c. affordable or community housing.</li> </ul>	<p>There are no relevant minimum allotment sizes in the Northlake Special Zone.</p>

Chapter 27 Provision	Detail of provision	Assessment
Policy 27.2.1.5	Recognise that there is an expectation by future landowners that the key effects of and resources required by anticipated land uses will have been resolved through the subdivision approval process.	The lots are to remain in private ownership. The effects of the proposed retirement village have been addressed in the land use application.
<b>Objective 27.2.2</b>	<b>Subdivision design achieves benefits for the subdivider, future residents and the community.</b>	The proposed subdivision provides for the retirement village development which will benefit the future elderly residents and Northlake community.  The proposal achieves this objective.
Policy 27.2.2.1	Ensure subdivision design in urban areas provides a high level of amenity for future residents by aligning roads and allotments to maximise sunlight access.	The proposed subdivision creates the lots on which the retirement village development will be established. As set out in the Landscape, Visual Effects and Urban Design Assessment ( <b>Attachment I</b> ), the proposal has been designed to achieve a high level of residential amenity for future residents.  The proposal achieves this policy.
Policy 27.2.2.2	Ensure subdivision design maximises the opportunity for buildings in urban areas to front the road.	The proposal will result in buildings fronting the surrounding roads.  The proposal achieves this policy.
Policy 27.2.2.3	Locate open spaces and reserves in appropriate locations having regard to topography, accessibility, use and ease of maintenance, while ensuring these areas are a practicable size for their intended use.	Open spaces are appropriately located throughout the Site to provide for outdoor recreation and amenity for the residents. The spaces have been carefully designed by Patch Landscape Architects to ensure they are practical, accessible and maintainable. A right of way will be created over the proposed pedestrian/cycle trail to enable the use of it by the general public.  The proposal achieves this policy.
Policy 27.2.2.4	Urban subdivision shall seek to provide for good and integrated connections and accessibility to:  a. existing and planned areas of employment;  b. community facilities;  c. services;  d. trails;  e. public transport; and  f. existing and planned adjoining neighbourhoods, both within and adjoining the subdivision area.	The proposed subdivision is simply to create lots around the proposed retirement village development.  The proposal achieves this policy.
Policy 27.2.2.5	Urban subdivision design will integrate neighbourhoods by creating and utilising connections that are easy and safe to use for pedestrians and cyclists and that	The Site will integrate with the existing neighbourhood of Northlake through the roading network and pedestrian/cycle trails.  The proposal achieves this policy.

Chapter 27 Provision	Detail of provision	Assessment
	reduce vehicle dependence within the subdivision.	
Policy 27.2.2.7	Promote informal surveillance for safety in urban areas through overlooking of open spaces and transport corridors from adjacent sites and dwellings and by effective lighting.	<p>The layout of the Site achieves informal surveillance. The density of development and the scale of dwellings in the context of the surrounding open space will allow for many 'eyes on the street'.</p> <p>The safety and security of the area to the west and south of the Care Pod, Clubhouse and Amenity building will be adequately managed through the use of lighting and surveillance cameras. The balance of the site's open space will feel safe with significant passive surveillance.</p> <p>The proposal achieves this policy.</p>
<b>Objective 27.2.4</b>	<b>Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.</b>	<p>The natural topography of the Site has been incorporated through the design – the escarpment to the south of Activity Area C2 has been left in the balance lot.</p> <p>To the extent that it is relevant, the proposal achieves this objective.</p>
Policy 27.2.4.1	Incorporate existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces where that will maintain or enhance biodiversity, riparian and amenity values.	<p>There are no waterways within the site. The existing and proposed vegetation has been provided for throughout the lots.</p> <p>To the extent that it is relevant, the proposal achieves this policy.</p>
<b>Objective 27.2.5</b>	<b>Infrastructure and services are provided to new subdivisions and developments.</b>	<p>The Site will be provided with appropriate infrastructure and servicing as detailed in the Infrastructure Report (<a href="#">Attachment M</a>).</p> <p>The proposal achieves this policy.</p>
Policy 27.2.5.1	<p>Integrate subdivision roading with the existing road networks in a safe and efficient manner that reflects expected traffic levels and the provision for safe and convenient walking and cycling.</p> <p>For the purposes of this policy, reference to 'expected traffic levels' refers to those traffic levels anticipated as a result of the zoning of the area in the District Plan.</p>	<p>The Site is integrated with the existing and approved roading network of Northlake. The proposed integration has been assessed by Carriageway Consulting and provides for safe and efficient connections to the existing network.</p> <p>The proposal achieves this policy.</p>
Policy 27.2.5.2	Ensure safe and efficient pedestrian, cycle and vehicular access is provided to all lots created by subdivision and to all developments.	<p>The proposal enables safe and efficient pedestrian, cycle and vehicular access as discussed in the Transportation Assessment (<a href="#">Attachment L</a>).</p> <p>The proposal achieves this policy.</p>
Policy 27.2.5.3	Provide linkages to public transport networks, and to trail, walking and cycling networks, where useful linkages can be developed.	<p>There are no public transport options in Wanaka. The proposal provides for connection to the Northlake pedestrians links and a new pedestrian/cycle trail to the south of proposed Lot 1.</p>

Chapter 27 Provision	Detail of provision	Assessment
		The proposal achieves this policy.
Policy 27.2.5.4	Ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features.	There are no adverse visual effects resulting from the proposed boundaries and roading.  The proposal achieves this policy.
Policy 27.2.5.5	<p>Ensure appropriate design and amenity associated with roading, vehicle access ways, trails and trail connections, walkways and cycle ways are provided for within subdivisions by having regard to:</p> <ol style="list-style-type: none"> <li>a. the location, alignment, gradients and pattern of roading, vehicle parking, service lanes, access to lots, trails, walkways and cycle ways, and their safety and efficiency;</li> <li>b. the number, location, provision and gradients of access ways and crossings from roads to lots for vehicles, cycles and pedestrians, and their safety and efficiency;</li> <li>c. the standard of construction and formation of roads, private access ways, vehicle crossings, service lanes, walkways, cycle ways and trails;</li> <li>d. the provision and vesting of corner splays or rounding at road intersections;</li> <li>e. the provision for and standard of street lighting, having particular regard to siting and location, the provision for public safety and the avoidance of upward light spill adversely affecting views of the night sky;</li> <li>f. the provision of appropriate tree planting within roads in urban areas;</li> <li>g. any requirements for widening, formation or upgrading of existing roads;</li> <li>h. any provisions relating to access for future subdivision on adjoining land;</li> <li>i. the provision and location of public transport routes and bus shelters in urban areas.</li> </ol>	<p>The proposed roading, walkways and cycle ways have been assessed by Carriageway Consulting and will not give rise to adverse transportation-related effects.</p> <p>The required lighting of parking areas will not result in upward lightspill.</p> <p>Proposed street trees will be consistent with the tree planting that exists in Northlake.</p> <p>Outlet Road will be upgraded as discussed above.</p> <p>Public transport routes and bus shelters have not been provided for as there is no current public transport in Wanaka (although the proposal would contribute to the eventual viability of such a service).</p> <p>The proposal achieves this policy.</p>
Policy 27.2.5.6	All new lots shall be provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system,	The Site will be serviced by reticulated systems and the onsite stormwater system as detailed in the Infrastructure Report ( <a href="#">Attachment M</a> ).  The proposal achieves this policy.

Chapter 27 Provision	Detail of provision	Assessment
	where such systems are available or should be provided for.	
Policy 27.2.5.7	Ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.	Paterson Pitts Group have undertaken a water demand assessment. The details are contained within the Infrastructure Report ( <a href="#">Attachment M</a> ). There is sufficient capacity within the network to accommodate the Proposal.  The proposal achieves this policy.
Policy 27.2.5.8	Encourage the efficient and sustainable use of potable water by acknowledging that the Council's reticulated potable water supply may be restricted to provide primarily for households' living and sanitation needs and that water supply for activities such as irrigation and gardening may be expected to be obtained from other sources	As discussed in the Infrastructure Report, there is sufficient capacity within the network to provide for irrigation water supply.  The proposal achieves this policy.
Policy 27.2.5.9	Encourage initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.	The proposal does not involve rain water capture or greywater recycling.
Policy 27.2.5.10	Ensure appropriate water supply, design and installation by having regard to: a. the availability, quantity, quality and security of the supply of water to the lots being created; b. water supplies for fire fighting purposes; c. the standard of water supply systems installed in subdivisions, and the adequacy of existing supply systems outside the subdivision; d. any initiatives proposed to reduce water demand and water use.	The Infrastructure Report ( <a href="#">Attachment M</a> ) confirms that there is sufficient quantity, quality and security of supply to service the Proposal, both in terms of potable water and fire-fighting supply.  The proposal achieves this policy.
Policy 27.2.5.11	Ensure appropriate stormwater design and management by having regard to: a. any viable alternative designs for stormwater management that minimise run-off and recognises stormwater as a resource through re-use in open space and landscape areas; b. the capacity of existing and proposed stormwater systems; c. the method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems;	The design set out in the Stormwater Management Plan ( <a href="#">Attachment O</a> ) promotes runoff collection and discharge to infiltration ponds by a piped network system and a table drain along Outlet Road. Further detail surrounding the design, methods and calculations is provided within <a href="#">Attachment O</a> .  The proposal achieves this policy.

Chapter 27 Provision	Detail of provision	Assessment
	<ul style="list-style-type: none"> <li>d. the location, scale and construction of stormwater infrastructure;</li> <li>e. the effectiveness of any methods proposed for the collection, reticulation and disposal of stormwater run-off, including opportunities to maintain and enhance water quality through the control of water-borne contaminants, litter and sediments, and the control of peak flow.</li> </ul>	
Policy 27.2.5.12	Encourage subdivision design that includes the joint use of stormwater and flood management networks with open spaces and pedestrian/cycling transport corridors and recreational opportunities where these opportunities arise and will maintain the natural character and ecological values of wetlands and waterways.	<p>The proposed subdivision design includes use of the Northlake onsite stormwater system. The use of grass swales will also be employed around open spaces and pedestrian/cycle trails throughout the Site.</p> <p>The proposal achieves this policy.</p>
Policy 27.2.5.13	<p>Treat and dispose of sewage in a manner that:</p> <ul style="list-style-type: none"> <li>a. maintain public health;</li> <li>b. avoids adverse effects on the environment in the first instance; and</li> <li>c. where adverse effects on the environment cannot be reasonably avoided, mitigates those effects to the extent practicable.</li> </ul>	<p>The proposal will connect to the Council's reticulated system which is assumed to be consistent with maintaining public health and avoiding effects on the environment.</p> <p>The proposal achieves this policy.</p>
Policy 27.2.5.14	<p>Ensure appropriate sewage treatment and disposal by having regard to:</p> <ul style="list-style-type: none"> <li>a. the method of sewage treatment and disposal;</li> <li>b. the capacity of, and impacts on, the existing reticulated sewage treatment and disposal system;</li> <li>c. the location, capacity, construction and environmental effects of the proposed sewage treatment and disposal system.</li> </ul>	<p>The proposal will connect to the Council's reticulated system, there is adequate capacity as detailed in the Infrastructure Report (<a href="#">Attachment M</a>).</p> <p>The extension to the reticulated system will be constructed in accordance with the draft EMP (<a href="#">Attachment K</a>) to ensure any potential adverse environmental effects are appropriately mitigated.</p> <p>The proposal achieves this policy.</p>
Policy 27.2.5.15	Ensure that the design and provision of any necessary infrastructure at the time of subdivision takes into account the requirements of future development on land in the vicinity.	The Infrastructure Report ( <a href="#">Attachment M</a> ) addresses future development at Northlake. The stormwater pond has been sized to cater for future development areas within the catchment, there will be spare capacity in the critical Aubrey Road wastewater main on completion of the proposal and the proposal creates a lower water supply demand than modelled therefore providing for additional capacity for future development.

Chapter 27 Provision	Detail of provision	Assessment
		The proposal achieves this policy.
Policy 27.2.5.16	<p>Ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses while:</p> <ol style="list-style-type: none"> <li>providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations;</li> <li>ensure the method of reticulation is appropriate for the visual amenity and landscape values of the area by generally requiring services are underground, and in the context of rural environments where this may not be practicable, infrastructure is sited in a manner that minimises visual effects on the receiving environment;</li> <li>generally require connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves.</li> </ol>	<p>As confirmed by the Infrastructure Report (<a href="#">Attachment M</a>), the proposal can be adequately serviced. All reticulated services will be underground and appropriate for the visual amenity of Northlake area.</p> <p>The proposal achieves this policy.</p>
Policy 27.2.5.17	Ensure that services, shared access and public access is identified and managed by the appropriate easement provisions.	<p>Part of the main spine road is located outside of the proposed lot boundary (containing the Activity Area C2 part of the development) and within Activity Area E1. An easement is required to contain the portion of the road within Activity Area E1 as detailed in the Subdivision Scheme Plans (<a href="#">Attachment D</a>).</p> <p>The proposal achieves this policy.</p>
Policy 27.2.5.18	Ensure that easements are of an appropriate size, location and length for the intended use of both the land and easement.	<p>The proposed easement will be created to encompass the roading and therefore is of appropriate size and location for the intended use of the land.</p> <p>The proposal achieves this policy.</p>

### 1.11. Chapter 29 – Transport Chapter Objectives and Policies

Chapter 29 Provision	Detail	Assessment
Objective 29.2.1*	<p><b>An integrated, safe, and efficient transport network that:</b></p> <ol style="list-style-type: none"> <li><b>provides for all transport modes and the transportation of freight;</b></li> </ol>	<p>The Transportation Assessment (<a href="#">Attachment L</a>) addresses the effects of the proposal on the transport network and concludes that the traffic generated by the development can be accommodated</p>

Chapter 29 Provision	Detail	Assessment
	<ul style="list-style-type: none"> <li><b>b. provides for future growth needs and facilitates continued economic development;</b></li> <li><b>c. reduces dependency on private motor vehicles and promotes the use of shared, public, and active transport;</b></li> <li><b>d. contributes towards addressing the effects on climate change;</b></li> <li><b>e. reduces the dominance and congestion of vehicles, particularly in the Town Centre zones; and</b></li> <li><b>f. Enables the significant benefits arising from public walking and cycling trails.</b></li> </ul>	<p>without safety, capacity or efficiency issues arising.</p> <p>Pedestrian and cyclist movements will be enabled through the proposed pedestrian/cycle trails throughout the site.</p> <p>There are no public transport services in Wanaka.</p> <p>The proposal achieves this objective.</p>
Policy 29.2.1.1*	<p>Require that transport networks including active transport networks, are well-connected and specifically designed to:</p> <ul style="list-style-type: none"> <li>a. enable an efficient public transport system;</li> <li>b. reduce travel distances and improve safety and convenience through discouraging single connection streets; and</li> <li>c. provide safe, attractive, and practical walking and cycling routes between and within residential areas, public facilities and amenities, and employment centres, and to existing and planned public transport.</li> </ul>	<p>The proposal will not adversely affect the safety of the existing transportation network as set out in <a href="#">Attachment L</a>.</p> <p>There are no public transport services in Wanaka.</p> <p>Safe, attractive and practical pedestrian and cyclist routes are proposed throughout the development.</p> <p>The proposal achieves this policy.</p>
Objective 29.2.2	<p><b>Parking, loading, access, and onsite manoeuvring that are consistent with the character, scale, intensity, and location of the zone and contributes toward:</b></p> <ul style="list-style-type: none"> <li><b>a. providing a safe and efficient transport network;</b></li> <li><b>b. compact urban growth;</b></li> <li><b>c. economic development;</b></li> <li><b>d. facilitating an increase in walking and cycling and the use of public transport; and</b></li> <li><b>e. achieving the level of residential amenity and quality of urban design anticipated in the zone.</b></li> </ul>	<p>The proposal includes parking, loading, access and manoeuvring onsite in general accordance with Council standards.</p> <p>While there are some instances of small non-compliances with some standards, the effects of these have been addressed in the Transportation Assessment (<a href="#">Attachment L</a>) and are not expected to give rise to any adverse effects on road safety or efficiency that are more than minor.</p> <p>The proposal achieves this objective.</p>
Policy 29.2.2.1*	<p>Manage the number, pricing, location, type, and design of parking spaces, queuing space, access, and loading space in a manner that:</p> <ul style="list-style-type: none"> <li>a. is safe and efficient for all transport modes and users, including those with restricted mobility, and particularly in relation to facilities such as hospitals, educational facilities, and day care facilities;</li> <li>b. is compatible with the classification of the road by: <ul style="list-style-type: none"> <li>(i) ensuring that accesses and new intersections are appropriately</li> </ul> </li> </ul>	<p>The proposal includes off street parking throughout the development.</p> <p>The design of the development has specifically considered the needs of those residents that may have reduced mobility.</p> <p>Pedestrian and cyclist movements will be enhanced through the linkages to within and outside the site.</p> <p>Landscaping is proposed to mitigate the effects of extensive paving and carparking hard stand areas.</p>

Chapter 29 Provision	Detail	Assessment
	<p>located and designed and do not discourage walking and cycling or result in unsafe conditions for pedestrians or cyclists;</p> <p>(ii) avoiding heavy vehicles reversing off or onto any roads; and</p> <p>(iii) ensuring that sufficient manoeuvring space, or an alternative solution such as a turntable or car stacker, is provided to avoid reversing on or off roads in situations where it will compromise the effective, efficient, and safe operation of roads.</p> <p>c. contributes to an increased uptake in public transport, cycling, and walking in locations where such alternative travel modes either exist; are identified on any Council active transport network plan or public transport network plan; or are proposed as part of the subdivision, use, or development;</p> <p>d. provides sufficient parking spaces to meet demand in areas that are not well connected by public or active transport networks and are not identified on any Council active or public transport network plans;</p> <p>e. provides sufficient onsite loading space to minimise congestion and adverse visual amenity effects that arise from unmanaged parking and loading on road reserves and other public land;</p> <p>f. is compatible with the character and amenity of the surrounding environment, noting that exceptions to the design standards may be acceptable in special character areas and historic management areas;</p> <p>g. avoids or mitigates adverse effects on the amenity of the streetscape and adjoining sites; and</p> <p>h. provides adequate vehicle access width and manoeuvring for all emergency vehicles.</p>	<p>As discussed in the Transportation Assessment (<a href="#">Attachment L</a>) the proposal will not give rise to adverse transportation effects.</p> <p>The proposal achieves this policy.</p>
Policy 29.2.2.11*	Mitigate the effects on safety and efficiency arising from the location, number, width, and design of vehicle crossings and accesses, particularly in close proximity to intersections and adjoining the State Highway, while not unreasonably preventing development and intensification.	<p>New vehicle crossings and accessways will all be located internally within the site and will be constructed to Council's standards. There will be some instances where crossings will not meet the setback distances from intersections, however the reduced separation distances are supported in the Transportation Assessment (<a href="#">Attachment L</a>).</p> <p>The proposal achieves this policy.</p>
<b>Objective 29.2.3</b>	<b>Roads that facilitate continued growth, are safe and efficient for all users and modes</b>	The proposed roads will facilitate the growth of Northlake that has been

Chapter 29 Provision	Detail	Assessment
	<b>of transport and are compatible with the level of amenity anticipated in the adjoining zones.</b>	provided for by zoning. The roads will be safe and efficient for all users and compatible with the amenity in Northlake.  The proposal achieves this objective.
Policy 29.2.3.1*	Establish design standards for roads and accesses, including those in Table 3.2 of the QLDC Land Development and Subdivision Code of Practice (2018), and require adherence to those standards unless it can be demonstrated that the effects of the proposed design on the active and public transport networks, amenity values, urban design, landscape values, and the efficiency and safety of the roading network are no more than minor.	While there are some instances of non-compliances with some standards, the effects of these have been considered in the Transportation Assessment ( <a href="#">Attachment L</a> ) and are not expected to give rise to any adverse effects on road safety or efficiency that are minor or more than minor.  The proposal achieves this policy.
Policy 29.2.3.2	Enable transport infrastructure to be constructed, maintained, and repaired within roads in a safe and timely manner while: <ul style="list-style-type: none"> <li>a. mitigating adverse effects on the streetscape and amenity of adjoining properties resulting from earthworks, vibration, construction noise, utilities, and any substantial building within the road;</li> <li>b. enabling transport infrastructure to be designed in a manner that reflects the identity of special character areas and historic management areas and avoids, remedies, or mitigates any adverse effects on listed heritage items or protected trees; and</li> <li>c. requiring transport infrastructure to be undertaken in a manner that avoids or mitigates effects on landscape values.</li> </ul>	Construction of, and road traffic on, the roads internal to the site will not affect adjoining sites due to the topography and separation from other sites.  The proposal achieves this policy.
Policy 29.2.3.3	Ensure new roads are designed, located, and constructed in a manner that: <ul style="list-style-type: none"> <li>a. provides for the needs of all modes of transport in accordance with the Council's active transport network plan and public transport network plan and for the range of road users that are expected to use the road, based on its classification;</li> <li>b. provides connections to existing and future roads and active transport network;</li> <li>c. avoids, remedies, or mitigates effects on listed heritage buildings, structures and features, or protected trees and reflects the identity of any adjoining special character areas and historic management areas;</li> <li>d. avoids, remedies, or mitigates adverse effects on Outstanding Natural Landscapes and Outstanding Natural</li> </ul>	The Site has been designed to integrate with the existing road network, which has capacity to accommodate the Proposal. Footpaths / shared paths have been designed to provide safe connections throughout the Site and the broader Northlake Development.  The proposal achieves this policy.

Chapter 29 Provision	Detail	Assessment
	<p>Features and on landscape values in other parts of the District; and</p> <p>e. provides sufficient space and facilities to promote safe walking, cycling, and public transport within the road to the extent that it is relevant given the location and design function of the road.</p>	
Policy 29.2.3.7	Encourage the incorporation of trees and vegetation within new roads and as part of roading improvements, subject to road safety and operational requirements and maintaining important views of the landscape from roads.	<p>Streetscape landscaping is proposed as detailed in the Landscape Plans (<a href="#">Attachment H</a>).</p> <p>The proposal achieves this policy.</p>
<b>Objective 29.2.4</b>	<p><b>An integrated approach to managing subdivision, land use, and the transport network in a manner that:</b></p> <p><b>a. supports improvements to active and public transport networks;</b></p> <p><b>b. promotes an increase in the use of active and public transport networks and shared transport;</b></p> <p><b>c. reduces traffic generation; and</b></p> <p><b>d. manages the effects of the transport network on adjoining land uses and the effects of adjoining land-uses on the transport network.</b></p>	<p>The proposal supports active transport networks throughout Northlake and the wider Wanaka area. The proposal will generate additional traffic than what currently exists however will not result in adverse effects on the adjoining sites or wider transport networks.</p> <p>The proposal achieves this objective.</p>
Policy 29.2.4.4*	Avoid or mitigate the adverse effects of high traffic generating activities on the transport network and the amenity of the environment by taking into account the location and design of the activity and the effectiveness of the methods proposed to limit increases in traffic generation and to encourage people to walk, cycle, or travel by public transport.	<p>The proposal constitutes a high traffic generating activity (which by definition includes a development comprising 50 or more units). However, the proposal will not give rise to adverse effects on the safe or efficient operation of the transportation networks as discussed in the traffic assessment at <a href="#">Attachment L</a>.</p> <p>The proposal would result in 22 extra vehicles per day and 10 in the peak period (over and above the development “baseline” as discussed in Part 12.1.1 of the application) which equates to a maximum of around an additional 2 - 3 vehicles per hour. This does not generate adverse effects on the amenity of the local environment.</p> <p>The internal amenities of the retirement village, the provision of trail connections for walking and cycling, and the proximity of the location to the local amenities in Northlake, will reduce vehicle trips and encourage walking and cycling.</p> <p>The proposal achieves this policy.</p>
Policy 29.2.4.5*	Encourage compact urban growth through reduced parking requirements in the most accessible parts of the District.	Not relevant except to the extent that the actual demand for parking has been considered in <a href="#">Attachment L</a> .

Chapter 29 Provision	Detail	Assessment
Policy 29.2.4.6	Ensure that the nature and scale of activities alongside roads is compatible with the road's District Plan classification, while acknowledging that where this classification is no longer valid due to growth and land-use changes, it may be appropriate to consider the proposed activity and its access against more current traffic volume data.	The development will be integrated with the existing roading network in a safe manner. The proposal achieves this policy.

#### 1.12. Chapter 36 – Noise Objectives and Policies

Chapter 36 Provision	Detail	Assessment
<b>Objective 36.2.1</b>	The adverse effects of noise emissions are controlled to a reasonable level to manage the potential for conflict arising from adverse noise effects between land use activities	The proposal is for a retirement village, which tends by nature to have very low noise levels. The development will not give rise to adverse noise effects beyond the boundaries of the site as set out in the Acoustic Letter prepared by Marshall Day ( <a href="#">Attachment P</a> ). The proposal achieves this objective.
Policy 36.2.1.1	Avoid, remedy or mitigate adverse effects of unreasonable noise from land use and development.	The proposal will not give rise to adverse noise effects beyond the boundaries of the Site as set out in the Acoustic Letter prepared by Marshall Day ( <a href="#">Attachment P</a> ). The proposal achieves this policy.
Policy 36.2.1.2	Avoid, remedy or mitigate adverse noise reverse sensitivity effects.	The proposal will not give rise to reverse sensitivity effects. The proposal achieves this policy.

## 2. Assessment against the relevant provisions of the Otago Regional Plan: Water

Provision	Detail	Assessment
<b>Objective 7.A.1</b>	To maintain water quality in Otago lakes, rivers, wetlands, and groundwater, but enhance water quality where it is degraded.	The proposal will not degrade the water quality of any nearby lakes or rivers, nor will it affect the groundwater quality within the site. The proposal achieves this objective.
<b>Objective 7.A.2</b>	To enable the discharge of water or contaminants to water or land, in a way that maintains water quality and supports natural and human use values, including Kāi Tahu values.	The stormwater will be collected and discharged to the infiltration pond by a pipe network system or discharged to the Outlet Road table drain. The proposal achieves this objective.
<b>Objective 7.A.3</b>	To have individuals and communities manage their discharges to reduce adverse effects, including cumulative effects, on water quality	The proposal provides for Northlake to manage their stormwater discharge. This reduces any potential adverse effects on water quality within lakes and rivers. The proposal achieves this objective.
<b>7B Policies general</b>		
Policy 7.B.1	Manage the quality of water in Otago lakes, rivers, wetlands and groundwater by: (a) Describing, in Table 15.1 of Schedule 15, characteristics indicative of good quality water; and (b) Setting, in Table 15.2 of Schedule 15, receiving water numerical limits and targets for achieving good quality water; and (c) Maintaining, from the dates specified in Schedule 15, good quality water; and (d) Enhancing water quality where it does not meet Schedule 15 limits, to meet those limits by the date specified in the Schedule; and (e) Recognising the differences in the effects and management of point and non-point source discharges; and (f) Recognising discharge effects on groundwater; and (g) Promoting the discharge of contaminants to land in preference to water.	The proposal will not affect the water quality of Lake Wanaka or the Clutha River.
Policy 7.B.2	Avoid objectionable discharges of water or contaminants to maintain the natural and human use values, including Kāi Tahu values, of Otago lakes, rivers, wetlands, groundwater and open drains and water races that join them.	There will be no objectionable discharges of water or contaminants. The proposal achieves this policy.

Provision	Detail	Assessment
Policy 7.B.3	Allow discharges of water or contaminants to Otago lakes, rivers, wetlands and groundwater that have minor effects or that are short-term discharges with short-term adverse effects	The proposal does not include discharge to water. The proposed stormwater disposal will not result in adverse effects on the groundwater. The proposal achieves this policy.
Policy 7.B.4	When considering any discharge of water or contaminants to land, have regard to: (a) The ability of the land to assimilate the water or contaminants; and (b) Any potential soil contamination; and (c) Any potential land instability; and (d) Any potential adverse effects on water quality; and (e) Any potential adverse effects on use of any proximate coastal marine area for contact recreation and seafood gathering.	The draft EMP ( <a href="#">Attachment K</a> ) and the Stormwater Management Plan ( <a href="#">Attachment O</a> ) will ensure that all control discharges of water will be managed in order to prevent or adequately mitigate any potential adverse effects on water quality. The proposal achieves this policy.
Policy 7.B.7	Encourage land management practices that reduce the adverse effects of water or contaminants discharged into water.	The proposal utilises best practice in stormwater control and disposal to ensure that no contaminated water reaches the Clutha River and Lake Wanaka. The proposal achieves this policy.
Policy 7.B.8	Encourage adaptive management and innovation that reduces the level of contaminants in discharges.	The Stormwater Management Plan ( <a href="#">Attachment O</a> ) details the manner in which discharges will be managed including the use of table drains and stormwater retention ponds. The proposal achieves this policy.
Policy 7.D.10	The loss or discharge of sediment from earthworks is avoided or, where avoidance is not achievable, best practice guidelines for minimising sediment loss are implemented.	The draft EMP ( <a href="#">Attachment K</a> ) will ensure that the discharge of sediment is appropriately managed to avoid or adequately mitigate any potential adverse effects on water quality. The proposal achieves this policy.

### 3. Assessment against the relevant provisions of the Otago Regional Policy Statement (various versions)

#### Partially Operative 2019 version

Provision No.	Provision	Assessment
Chapter 1 – Resource management in Otago is integrated		

Provision No.	Provision	Assessment
<b>Objective 1.1</b>	<b>Otago's resources are used sustainably to promote economic, social, and cultural wellbeing for its people and communities</b>	<p>The proposal will contribute to the economic wellbeing of the District's people and communities by providing housing for the elderly in an appropriate location close to amenities and with minimal if any adverse effects on the environment.</p> <p>The proposal achieves this objective</p>
Policy 1.1.1	Economic wellbeing - Provide for the economic wellbeing of Otago's people and communities by enabling the resilient and sustainable use and development of natural and physical resources.	<p>Development of the site for a retirement village is a sustainable use of the land for local and wider economic well-being, while contributing to the resilience of Wanaka's urban land resources for the current and future generations.</p> <p>The proposal achieves this policy.</p>
Policy 1.1.2	<p>Social and cultural wellbeing and health and safety – provide for the social and cultural wellbeing and health and safety of Otago's people and communities when undertaking subdivision, use, development and protection of natural and physical resources by all of the following:</p> <ul style="list-style-type: none"> <li>a) Recognising and providing for Kāi Tahu values;</li> <li>b) Taking into account the values of other cultures;</li> <li>c) Taking into account the diverse needs of Otago's people and communities'</li> <li>d) Avoiding significant adverse effects of activities on human health;</li> <li>e) Promoting community resilience and the need to secure resources for the reasonable needs for human wellbeing;</li> <li>f) Promoting good quality and accessible infrastructure and public services.</li> </ul>	<p>Clauses (c) to (f) of this policy are most relevant.</p> <p>The proposal recognises the needs of the District's older residents – as part of the diversity of the District's demographics – by providing for a supply of retirement village residential units and associated facilities.</p> <p>The development will not result in adverse effects on human health.</p> <p>The proposal will contribute to and promote community resilience in relation to land supply for retirement living, in a manner which is resilient by recognising and appropriately managing potential adverse effects on the environment. The proposal contributes to fulfilling the need to secure land resources for the reasonable needs for human wellbeing, i.e. for retirement living land and building supply.</p> <p>The proposal will promote high quality and accessible infrastructure and public services.</p> <p>The proposal achieves this policy.</p>
<b>Objective 1.2</b>	<b>Recognise and provide for the integrated management of natural and physical resource to support the wellbeing of people and communities in Otago.</b>	<p>The site is located where it is accessible to wider amenities for residents, and integration by walking/cycling connections and road connections are provided.</p>
Policy 1.2.1	<p>Integrated resource management – Achieve integrated management of Otago's natural and physical resources, by all of the following:</p> <ul style="list-style-type: none"> <li>a) Coordinating the management of interconnected natural and physical resources;</li> <li>b) Taking into account the impact of management of one natural or physical resource on the values of another, or on the environment;</li> <li>c) Recognising that the value and function of a natural or physical resource may extend beyond</li> </ul>	<p>Integration within and with surrounding natural and physical resources and activities is managed through the design of the development, as discussed in the Landscape, Visual Effects and Urban Design Assessment (<a href="#">Attachment I</a>).</p> <p>The proposal achieves Objective 1.2 and Policy 1.2.1.</p>

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	<p>the immediate, or directly adjacent, area of interest;</p> <p>d) Ensuring that resource management approaches across administrative boundaries are consistent and complementary;</p> <p>e) Ensuring that effects of activities on the whole of a natural or physical resource are considered when that resource is managed as subunits.</p> <p>f) Managing adverse effects of activities to give effect to the objectives and policies of the Regional Policy Statement.</p> <p>g) Promoting healthy ecosystems and ecosystem services;</p> <p>h) Promoting methods that reduce or negate the risk of exceeding sustainable resource limits.</p>	
<b>Chapter 2 – Kāi Tahu Values and interests are recognised and Kaitiakitaka is expressed</b>		
<b>Objective 2.1</b>	<b>The principle of Te Tiriti o Waitangi are taken into account in resource management processes and decisions.</b>	Consultation with Iwi has been undertaken. The letter from Aukaha is at <a href="#">Attachment W</a> .
<b>Objective 2.2</b>	<b>Kāi Tahu values, interest and customary resources are recognised and provided for.</b>	
<b>Chapter 4 – Communities in Otago are resilient, safe and healthy</b>		
<b>Objective 4.1</b>	<b>Risks that natural hazards pose to Otago's communities are minimised.</b>	<p>There is limited natural hazard risk to the Site. All buildings and infrastructure will be designed and constructed in accordance with all necessary legislation.</p> <p>The proposal achieves this objective.</p>
<b>Objective 4.3</b>	<b>Infrastructure is managed and developed in a sustainable way.</b>	<p>The proposal will provides services and connections to existing transportation networks, all of which will be sustainably managed.</p> <p>The proposal achieves Objective 4.3 and Policy 4.3.1.</p>
Policy 4.3.1	<p>Managing infrastructure activities – Recognise and provide for infrastructure by all of the following:</p> <p>a) Protecting and providing for the functional needs of lifeline utilities and essential or emergency services;</p> <p>b) Increasing the ability of communities to respond and adapt to emergencies, and disruptive or natural hazard events;</p> <p>c) Improving efficiency of natural and physical resource use;</p> <p>d) Minimising adverse effects on existing land uses, and natural and physical resources;</p> <p>e) Managing other activities to ensure the functional needs of infrastructure are not compromised.</p>	
<b>Objective 4.5</b>	<b>Urban growth and development is well designed, occurs in a strategic and coordinated way, and integrates effectively with adjoining urban and rural environments.</b>	The proposal is within residentially zoned land within the UGB, and will effectively integrate with other parts of the zone and the wider Wanaka settlement, as well as the

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		<p>adjoining rural environment, as discussed in the Landscape, Visual Effects and Urban Design Assessment (<a href="#">Attachment I</a>).</p> <p>The proposal achieves this objective.</p>
Policy 4.5.1	<p>Providing for urban growth and development – Provide for urban growth and development in a strategic and coordinated way, including by:</p> <ul style="list-style-type: none"> <li>a) Ensuring future urban growth areas are in accordance with any future development strategy for that district.</li> <li>b) Monitoring supply and demand of residential, commercial and industrial zoned land;</li> <li>c) Ensuring that there is sufficient housing and business land development capacity available in Otago;</li> <li>d) Setting minimum targets for sufficient, feasible capacity for housing in high growth urban areas in Schedule 6.</li> <li>e) Coordinating the development and the extension of urban areas with infrastructure development programmes, to provide infrastructure in an efficient and effective way.</li> <li>f) Having particular regard to: <ul style="list-style-type: none"> <li>i. Providing for rural production activities by minimizing adverse effects on significant soils and activities which sustain food production</li> <li>ii. Minimising competing demands for natural resources;</li> <li>iii. Maintaining high and outstanding natural character in the coastal environment; outstanding natural features, landscapes, and seascapes; and areas of significant indigenous vegetation and significant habitats of indigenous fauna;</li> <li>iv. Maintaining important cultural or historic heritage values;</li> <li>v. Avoiding land with significant risk from natural hazards;</li> </ul> </li> <li>g) Ensuring efficient use of land;</li> <li>h) Restricting urban growth and development to areas that avoid reverse sensitivity effects unless those effects can be adequately managed;</li> <li>i) Requiring the use of low or no emission heating systems where ambient air quality is: <ul style="list-style-type: none"> <li>i. Below standards for human health; or</li> <li>ii. Vulnerable to degradation given the local climatic and geographic context;</li> </ul> </li> </ul>	<p>Much of the policy is directed at providing for and managing new urban growth but aspects relate to urban development in existing zones.</p> <p>The proposal will contribute to the sufficiency of housing capacity for elderly people in Wanaka. It will not affect the setting of minimum capacity targets and will contribute to the feasible capacity of housing for a specific demographic in a high growth urban area.</p> <p>The development will be fully serviced by existing three waters, utilities and roading which enables efficient and effective use of that existing infrastructure.</p> <p>The proposal will not affect any rural productive capacity as the land is already zoned for urban development, and there are no relevant or significant competing demands for natural resources.</p> <p>The development will not affect outstanding natural character, areas of significant biodiversity or cultural or historic heritage values.</p> <p>The development will not be at any unreasonable risk from natural hazards.</p> <p>The proposal constitutes an efficient use of land for urban development.</p> <p>The proposal achieves this policy.</p>

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	j) Consolidating existing coastal settlements and coastal urban areas where this will contribute to avoiding or mitigating sprawling or sporadic patterns of settlement and urban growth.	
Policy 4.5.2	<p>Integrating infrastructure with land use – Achieve the strategic integration of infrastructure with land use, by undertaking all of the following:</p> <p>a) Recognising and providing for the functional needs of infrastructure;</p> <p>b) Locating and designing infrastructure to take into account all of the following:</p> <ul style="list-style-type: none"> <li>i. Actual and reasonably foreseeable land use change;</li> <li>ii. The current population and projected demographic changes;</li> <li>iii. Actual and reasonably foreseeable change in supply of, and demand for, infrastructure services;</li> <li>iv. Natural and physical resource constraints;</li> <li>v. Effects on the values of natural and physical resources;</li> <li>vi. Co-dependence with other infrastructure;</li> <li>vii. The effects of climate change on the long-term viability of that infrastructure;</li> <li>viii. Natural hazard risk.</li> </ul> <p>c) Coordinating the design and development of infrastructure with land use change in growth and redevelopment planning.</p>	<p>Infrastructure networks with available capacity can be provided to the site in an efficient manner, without cost to the community.</p> <p>The proposal achieves this policy.</p>
Policy 4.5.3	<p>Urban design – Design new urban development with regard to:</p> <ul style="list-style-type: none"> <li>a) A resilient, safe and healthy community;</li> <li>b) A built form that relates well to its surrounding environment;</li> <li>c) Reducing risk from natural hazards;</li> <li>d) Good access and connectivity within and between communities;</li> <li>e) A sense of cohesion and recognition of community values;</li> <li>f) Recognition and celebration of physical and cultural identity, and the historic heritage values of a place;</li> <li>g) Areas where people can live, work and play;</li> <li>h) A diverse range of housing, commercial, industrial and service activities;</li> <li>i) A diverse range of social and cultural opportunities.</li> </ul>	<p>The development has been comprehensively master-planned both in terms of its internal layout and its integration with Northlake area and wider Wanaka settlement, as discussed in the Landscape, Visual Effects and Urban Design Assessment (<a href="#">Attachment I</a>), including the attainment of the seven “Cs” in best practice urban design. The proposed roading and trail connections will provide good access and connectivity within and between communities.</p> <p>The development provides for a variety of housing typologies for the target market of elderly residents, and a limited range of associated commercial services and facilities for the benefit of those residents.</p> <p>Any risk from natural hazards is acceptable.</p> <p>The proposal achieves this policy.</p>

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Policy 4.5.4	Low impact design – Encourage the use of low impact design techniques in subdivision and development to reduce demand on stormwater, water and wastewater infrastructure and reduce potential adverse environmental effects.	<p>The continuation of a range of low impact stormwater design solutions (swales, detention ponds and soakage along with traditional piped reticulation) are proposed to reduce potential adverse environmental effects.</p> <p>The proposal achieves this policy.</p>
Policy 4.5.5	Warmer buildings – Encourage the design of subdivision and development to reduce the adverse effects of the region’s colder climates, and higher demand and costs from energy, including maximizing passive solar gain.	<p>Consideration of thermal comfort levels in both summer and winter has been taken into account during the design of the village, including through orientation and location of buildings in relation to sun paths.</p> <p>To maximise efficiency, the following active systems will be considered, in the final design phases for the working drawings, in conjunction with effective passive design:</p> <ul style="list-style-type: none"> <li>• HVAC - Balanced Heat Recovery Ventilation System for all residential units.</li> <li>• Dedicated extraction to all bathrooms and kitchens.</li> <li>• Air-to-water heat pumps for hot water and underfloor heating.</li> <li>• Clean air heating sources (e.g. heat pumps and gas fires) to residential units proposed in lieu of solid wood burners for air emissions.).</li> </ul> <p>The proposal will achieve this policy.</p>
Policy 4.5.6	Designing for public areas – Design and maintain public spaces, including streets and open spaces, to meet the reasonable access and mobility needs of all sectors.	<p>As a retirement village, particular regard has been given to the mobility of residents in the design. The spatial layout of the development includes open spaces, recreational areas, walkways and cycleways.</p> <p>The proposal achieves this policy.</p>